

APPENDIX 3: LOW DENSITY RESIDENTIAL ZONES PROJECT REPORT

Author	Reviewer	Date
Luke Rogers, Town Planner	Claire Fawdry, Senior Town Planner	January 2019

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1 Introduction

The Tasmanian Planning Scheme seeks to bring zoning across all council areas into alignment, using guidelines for each zone to ensure consistent application across different council areas. Where previously many areas have been included in the Low Density Residential Zone (LDRZ) for scenic protection and rural/urban fringe integration purposes, the Zone Application Guidelines for the LDRZ seeks to reduce application of the zone for these reasons. Instead, the infrastructure and environmental constraints of a particular precinct, or area, and areas that have been strategically developed at a lower density are to be included in the LDRZ.

This report provides an analysis of the constraints and existing pattern of development within the currently zoned Low Density Residential areas within the Launceston municipality. It provides a recommendation of retention of this zoning where appropriate and recommends alternate zones where an area better aligns with the Zone Application Guidelines of another zone.

1.1 Scope

The report looks into the following issues:

- Existing pattern of development within each area;
- Existing services i.e. reticulated water, sewer, stormwater or the capacity for on-site waste disposal;
- The number of lots that have the potential for further subdivision; and
- Site constraints that will prohibit higher density i.e. landslip, flood risk, biodiversity, environmental attenuation zones etc.

1.2 Tasmanian Planning Scheme

It is the Tasmanian government's policy for a single planning scheme for Tasmania, known as the Tasmanian Planning Scheme to provide consistent state-wide provisions. The Tasmanian Planning Scheme consists of State Planning Provisions (SPPs) which were endorsed by the Minister of Planning and Local Government on the 22 February 2017. Local councils are required to prepare their Local Provision Schedules (LPSs) in accordance with Guideline No. 1 Local Provisions Schedule (LPS): zone and code application.

2 Low Density Residential Zone

The Tasmanian Planning Commission (the Commission) has issued Guideline No. 1, which provides assistance with the preparation of the draft LPSs.

The purpose of the Low Density Residential Zone in the SPPs is as follows:

- 10.1.1 To provide for residential use and development in residential areas where there are infrastructure or environmental constraints that limit the density, location or form of development.*

- 10.1.2 *To provide for non-residential use that does not cause an unreasonable loss of amenity, through scale, intensity, noise, traffic generation and movement, or other off site impacts.*
- 10.1.3 *To provide for Visitor Accommodation that is compatible with residential character.*

There are some notable differences from the LDRZ zone purpose statement as contained in the Launceston Interim Planning Scheme 2015 (LIPS). The zone purpose statements in the LIPS are as follows:

- 12.1.1.1 *To provide for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development.*
- 12.1.1.2 *To provide for non-residential uses that are compatible with residential amenity.*
- 12.1.1.3 *To provide for development that is compatible with the natural character of the surrounding area.*

There is some variation between the two zone purpose statements, which will likely provide difference in the resulting character of the resulting LDRZ. The updated zone guidelines in the SPPs give similar reference to constraints; however do not give reference to the size of lots in a constrained residential area. The updated zone purpose statement gives also specific reference to the aspects of non-residential use that could affect amenity. Finally, there is no reference to the natural character of the area in the updated zone application guidelines, but rather the impact of visitor accommodation on residential character. This reflects the change in the zone application to remove the use of the zone to protect scenic or landscape values, this is further outlined below.

2.1 Application Guidelines

2.1.1 Low Density Residential Zone Application

The LDZR should be applied to residential areas with larger lots, where physical and environmental constraints exist. The most notable of these constraints in the Launceston Municipality is landslip risk, but flood risk, proximity to environmental nuisances and proximity to priority vegetation are also potential reasons for application of the LDRZ. Areas that are not subject to these constraints may also have the LDRZ applied where existing or potential infrastructure is constrained and cannot support higher densities.

The Zone Application Guidelines for the LDRZ are as follows:

LDRZ 1

The Low Density Residential Zone should be applied to residential areas where one of the following conditions exist:

- (a) residential areas with large lots that cannot be developed to higher densities due to any of the following constraints:*

- (i) *lack of availability or capacity of reticulated infrastructure services, unless the constraint is intended to be resolved prior to development of the land; and*
- (ii) *environmental constraints that limit development (e.g. land hazards, topography or slope); or*
- (b) *small, residential settlements without the full range of infrastructure services, or constrained by the capacity of existing or planned infrastructure services; or*
- (c) *existing low density residential areas characterised by a pattern of subdivision specifically planned to provide for such development, and where there is justification for a strategic intention not to support development at higher densities.*

LDRZ 2

The Low Density Residential Zone may be applied to areas within a Low Density Residential Zone in an interim planning scheme or a section 29 planning scheme to lots that are smaller than the allowable minimum lot size for the zone, and are in existing residential areas or settlements that do not have reticulated infrastructure services.

LDRZ 3

The Low Density Residential Zone should not be applied for the purpose of protecting areas of important natural or landscape values.

LDRZ 4

The Low Density Residential Zone should not be applied to land that is targeted for greenfield development unless constraints (e.g. limitations on infrastructure, or environmental considerations) have been identified that impede the area being developed to higher densities.

2.1.2 Alternative Zone Application

Those lots or areas that do not fit the Zone Purpose and Zone Application Guidelines of the LDRZ may be recommended for inclusion in an alternative zone. The zones that have been considered and recommended for land currently in the LDRZ are the General Residential Zone (GRZ) and the Rural Living Zone (RLZ).

The application of those zones was based on their respective Zone Purposes and Zone Application Guidelines, which are as follows:

General Residential Zone

Zone Purpose

The purpose of the General Residential Zone is:

8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.

8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.

8.1.3 To provide for non-residential use that:

- (a) primarily serves the local community; and*

(b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.

8.1.4 To provide for Visitor Accommodation that is compatible with residential character.

Zone Application Guidelines

GRZ 1

The General Residential Zone should be applied to the main urban residential areas within each municipal area which:

(a) are not targeted for higher densities (see Inner Residential Zone); and

(b) are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.

GRZ 2

The General Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if:

(a) within the General Residential Zone in an interim planning scheme;

(b) within an equivalent zone under a section 29 planning scheme;
or

(c) justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and

(d) is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system,

Note: The Future Urban Zone may be used for future urban land for residential use and development where the intention is to prepare detailed structure/precinct plans to guide future development.

GRZ 3

The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process.

Rural Living Zone

Zone Purpose

The purpose of the Rural Living Zone is:

11.1.1 To provide for residential use or development in a rural setting where: (a) services are limited; or (b) existing natural and landscape values are to be retained.

11.1.2 To provide for compatible agricultural use and development that does not adversely impact on residential amenity.

11.1.3 To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off site impacts.

11.1.4 To provide for Visitor Accommodation that is compatible with residential character.

Zone Application Guidelines

RLZ 1

The Rural Living Zone should be applied to:

(a) residential areas with larger lots, where existing and intended use is a mix between residential and lower order rural activities (e.g. hobby farming), but priority is given to the protection of residential amenity; or

(b) land that is currently a Rural Living Zone within an interim planning scheme or a section 29 planning scheme, unless RLZ 4 below applies.

RLZ 2

The Rural Living Zone should not be applied to land that is not currently within an interim planning scheme Rural Living Zone, unless:

(a) consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; or

(b) the land is within the Environmental Living Zone in an interim planning scheme and the primary strategic intention is for residential use and development within a rural setting and a similar minimum allowable lot size is being applied, such as, applying the Rural Living Zone D where the minimum lot size is 10 ha or greater.

RLZ 3

The differentiation between Rural Living Zone A, Rural Living Zone B, Rural Living Zone C or Rural Living Zone D should be based on :

(a) a reflection of the existing pattern and density of development within the rural living area; or

(b) further strategic justification to support the chosen minimum lot sizes consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.

RLZ 4

The Rural Living Zone should not be applied to land that:

(a) is suitable and targeted for future greenfield urban development;

(b) contains important landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values (see Landscape Conservation Zone), unless the values can be appropriately managed through the application and operation of the relevant codes; or

(c) is identified in the 'Land Potentially Suitable for Agriculture Zone' available on the LIST (see Agriculture Zone), unless the Rural Living Zone can be justified in accordance with the relevant

regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.

2.2 Application Interpretation

For the purposes of this report, it was necessary to determine what would constitute a physically constrained lot or area. The topography of the Launceston Municipality is such that the primary constraint limiting the ability for further densification is the slope of the land and the potential for landslip hazards.

Lots were considered to be constrained due to landslip based on the Landslip Hazard Bands and Class 4 or 5 overlays. If significant sections of a particular lot are subject to a Medium - Active or High Hazard Band, then that lot is considered to be constrained. Similarly, if significant portions of a parcel of land are subject to a Class 4 or Class 5 Landslip Overlay, then that land is considered to be constrained. If a particular lot was in close proximity to Class 4 or 5 overlays and is located in a Medium Hazard Band then it could be considered to be constrained, depending on the slope of the land.

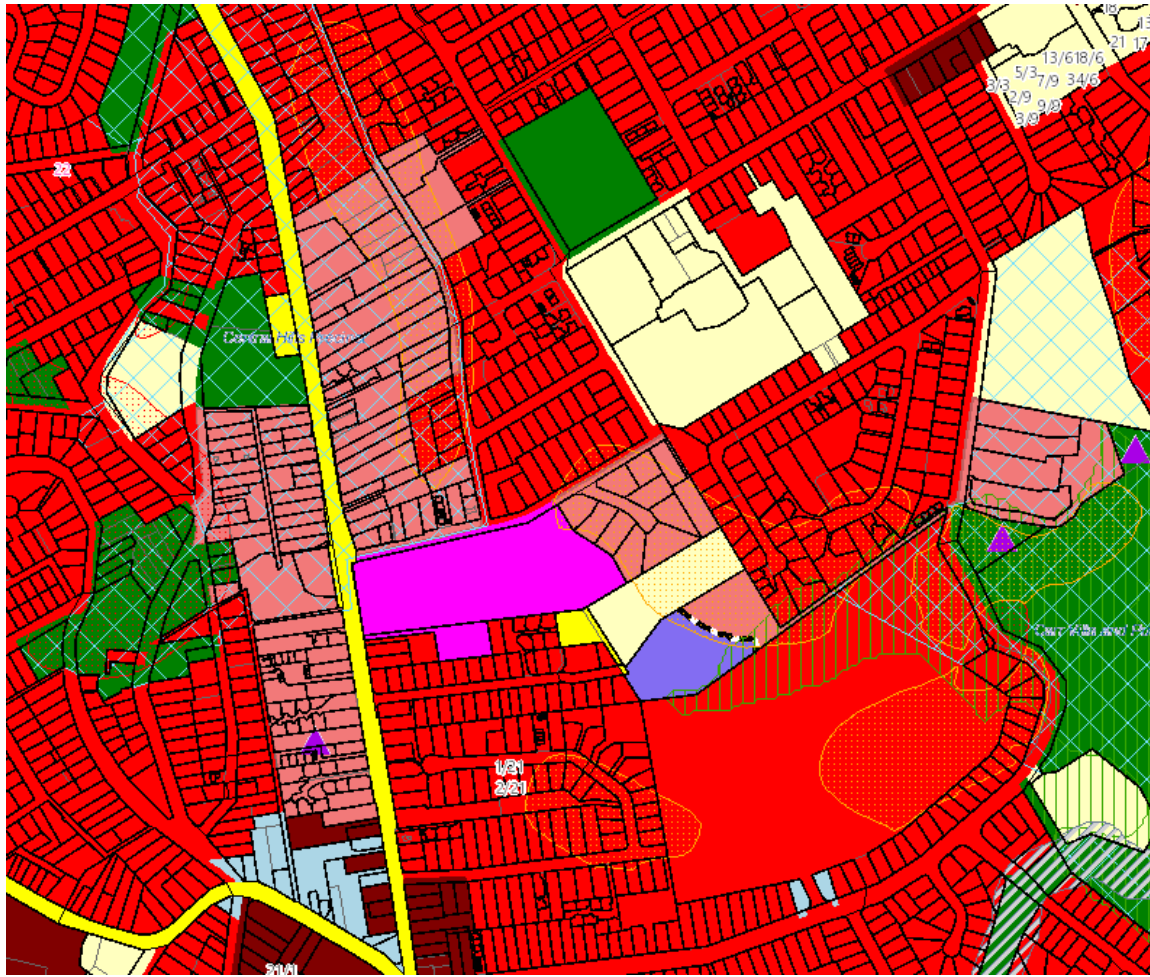
Those areas that are not identified as being at risk of landslip were still determined to be constrained in some cases due to the slope of the land. A benchmark was required to determine what would constitute land with an unreasonably steep slope for further residential development and densification. While there is no explicitly stated maximum slope for the construction of dwellings, there is a maximum slope allowed for the construction of driveways. The maximum allowable slope for driveway is 25%, as outlined in Australian Standards AS/NZS 2890.1:2004. This was used as the standard that would determine land constrained by slope. If a significant portion of the site has a slope over 25%, then driveways and accesses could not be constructed without significant earthworks. This land is therefore considered to be constrained.

3 Low Density Area Analysis and Recommendations

3.1 Precinct 1: Talbot Road, Kintail Crescent & Punchbowl Road, South Launceston

This precinct centres around Talbot Road and is within a well-developed residential area consisting of predominantly single residential dwellings. For a LDRZ there are also a significant number of multiple dwellings, particularly at the southern end of the precinct. Adjoining the LDRZ in this precinct is the Light Industrial Zone to the south of McKellar Road, Community Purpose Zone to the south of Kintail Crescent and the east of Punchbowl Road, Open Space Zone to the west of Effingham Street, between Effingham Street and Talbot Road and to the east of Punchbowl Road. All the remaining zone boundaries are shared with the General Residential Zone, with the exception of the split zoned lot at 36 Watchorn Street, which is both the LDRZ and the Commercial Zone.

Precinct 1 - LIPS Zoning and Overlay Map



3.1.1 Areas Retaining Low Density Residential Zoning

There are areas of the zone that align with the Zone Application Guidelines for the LDZR, which are as follows:

Addresses/Areas	LDRZ Application Justification
37 - 77 Talbot Road (eastern side), 35, 74, 76, 78 & 90 Junction St, 22, 22A & 32 Strahan Road	This area aligns with LDRZ1(a)(ii) of the Zone Application Guidelines. The lower section of this area, surrounding Junction Street, is subject to Class 4 Landslip Hazard Overlays and is therefore constrained. The higher side of this area, in closer proximity to Talbot Road, has significant portions of the lots with a slope of over 25% and is therefore constrained.
2 - 12 Effingham Street (western side), 77 Lawrence Vale Road, 76a & 84 Talbot Road, 34 Belle view Ave	This area aligns with LDRZ1(a)(ii) of the Zone Application Guidelines. The lower section of this area, surrounding Sandhill Lane, is

	subject to Class 5 Landslip Hazard Overlays and is therefore constrained. There is also a Medium - Active Landslip Hazard band in the same area.
64 - 72 Talbot Road (western side)	This area aligns with LDRZ1(a)(ii) of the Zone Application Guidelines. This area has significant portions of the lots with a slope of over 25% and is therefore constrained.
Kintail Crescent 32, 36 & 38 McKellar Road	This area aligns with LDRZ1(a)(ii) and (c) of the Zone Application Guidelines. This area is subject to Class 4 Landslip Hazard Overlays and is therefore constrained. Kintail Crescent also represents an area of existing low density residential areas characterised by a pattern of subdivision specifically planned to provide for such development. This is strategically justifiable due to the existence of landslip hazards.
136 - 144 Punchbowl Road (eastern side)	This area aligns with LDRZ1(a)(ii) and (c) of the Zone Application Guidelines. The southern extent of this area is subject to Priority Habitat Overlays and is therefore constrained. This is strategically justifiable due to the proximity to both Punchbowl Reserve, Punchbowl Primary School and Priority Habitat.
71 Talbot Road (eastern half)	This lot is currently split zoned in the LIPS. The eastern half of the lot is within the GRZ, however is more suited for application of the LDRZ. This lot aligns with LDRZ1(a)(ii) of the Zone Application Guidelines. This area is subject to Class 5 Landslip Hazard Overlays and is therefore constrained.

3.1.2 Areas Recommended for Alternative Zoning

The remaining lots of this precinct currently within the LDRZ in the LIPS do not align with the Zone Application Guidelines. The following addresses/areas have been identified as conforming more closely with the Zone Application Guidelines for the GRZ:

Addresses/Areas	GRZ Application Justification
<p>1/14 - 20 Effingham Street (eastern side) 54 - 62 Talbot Road (western side)</p>	<p>This area aligns with GRZ1(a) & (b) & GRZ3 of the Zone Application Guidelines. The area is not targeted for increased residential densities such as would be found in the Inner Residential Zone. The lots in the area are connected to reticulated infrastructure services. The area is not subject to constraints that would suggest application of the LDRZ would be more appropriate. This area has already been subject to unit development at 58 & 60 Talbot Road and 14 Effingham Street.</p>
<p>72 - 112 (excluding 76a and 84) Talbot Road (western side)</p>	<p>This area aligns with GRZ1(a) & (b) & GRZ3 of the Zone Application Guidelines. The area is not targeted for increased residential densities such as would be found in the Inner Residential Zone. The lots in the area are connected to reticulated infrastructure services. The area is not subject to constraints that would suggest application of the LDRZ would be more appropriate. In this area, multiple dwellings are the most common dwelling type, demonstrating the ability of this area to sustain higher density development than targeted for the LDRZ.</p>
<p>1/79 - 85 Talbot Road (eastern side) 1A-11 McKellar Road (norther side)</p>	<p>This area aligns with GRZ1(a) & (b) & GRZ3 of the Zone Application Guidelines. The area is not targeted for increased residential densities such as would be found in the Inner Residential Zone. The lots in the area are connected to reticulated infrastructure services. The area is not subject to constraints that would suggest application of the LDRZ would be more appropriate. There is one example of higher density development at 7 McKellar Road.</p>

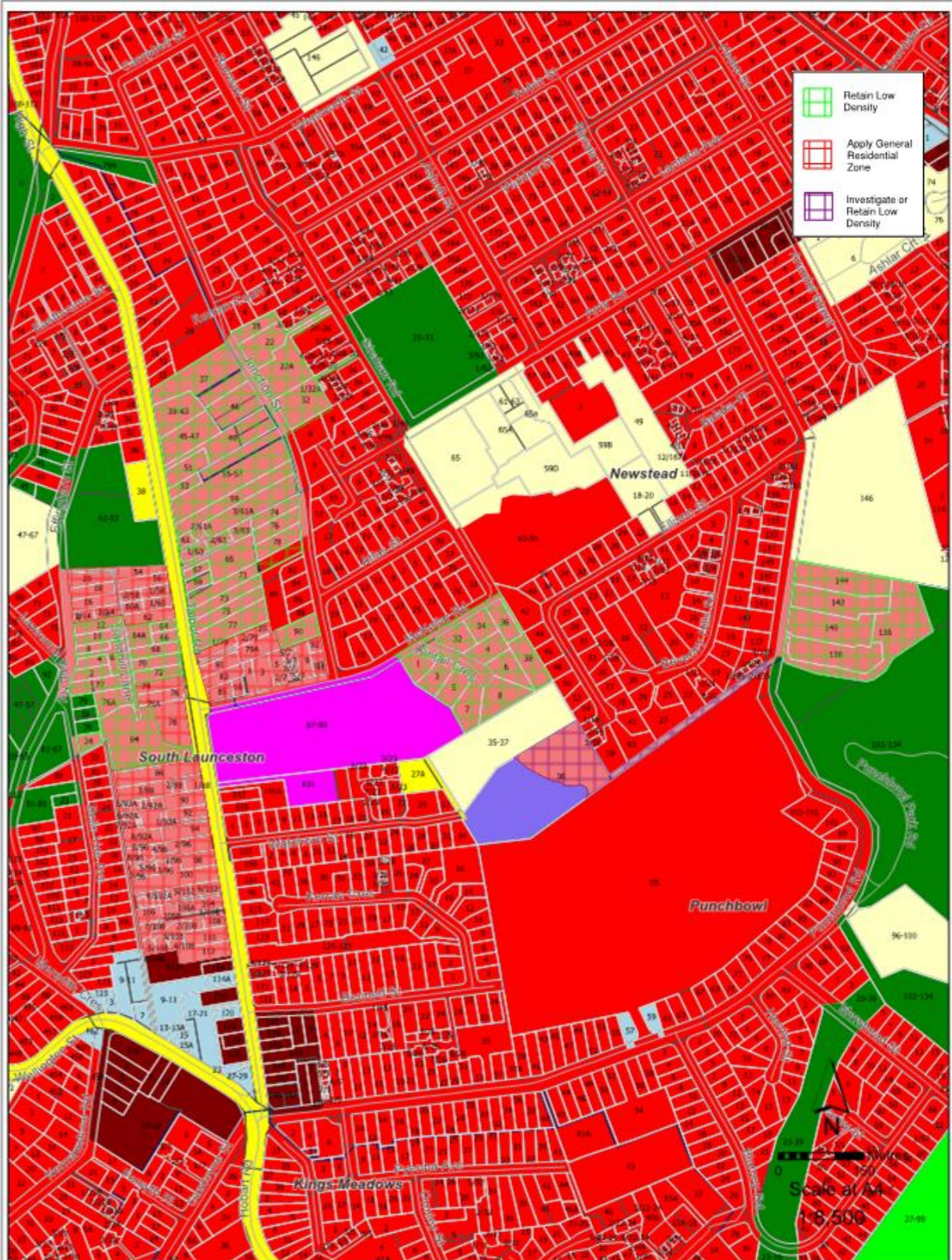
3.1.3 Areas Recommended for Further Investigation

There exists one lot in this area which does not readily align with any of the Zone Application Guidelines, being 36 Watchorn Street. This lot is currently owned by

Southern Cross Television Pty Ltd and is split zoned between Commercial Zoning and Low Density Residential Zoning in the LIPS. While the current zoning situation could be retained, as the land is subject to constraints, it is not recommended that split zoning be retained.

The commercial operation of a television broadcaster on the site does not lend itself to full re-zoning to LDRZ. However, being in a predominantly residential area it is not ideal for the whole site to be within the Commercial Zone as this could encourage future uses that would potentially be incompatible with the surrounding uses. It is recommended that the future of the current operation be investigated and any future plans for the site be ascertained prior to any final zoning decision being taken. Failing that, the current status should be retained.

Precinct 1 - LPS Recommended Zoning Map



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Precinct No. 1 : Zoning

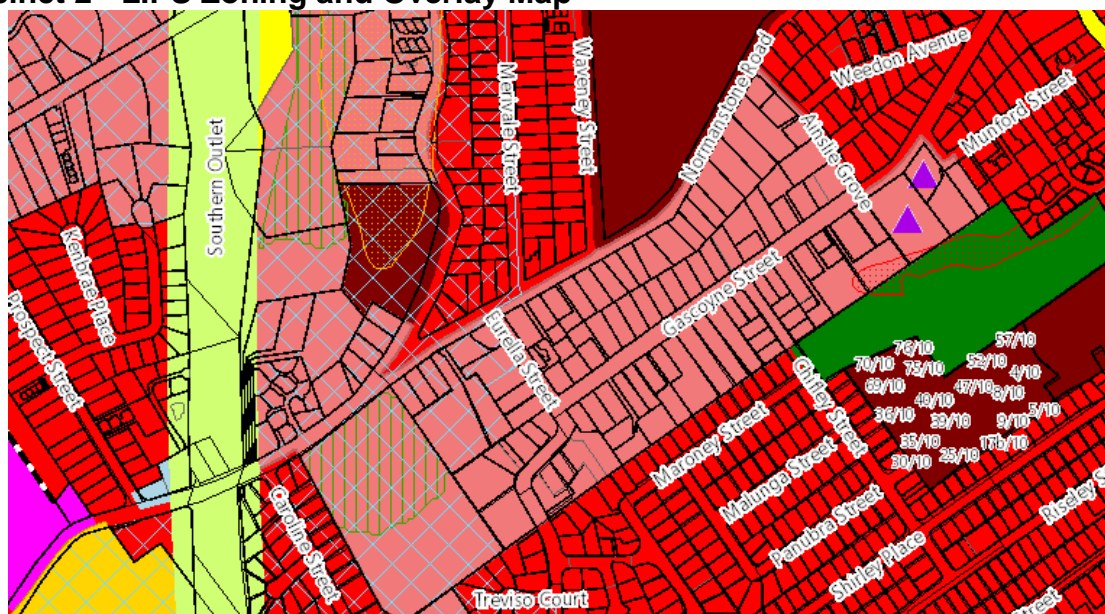
NOTE:
While all reasonable care has been taken to ensure the accuracy of the information portrayed on this plan its purpose is to provide a general indication of the location of Council services. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation is recommended before commencement of any project based on this data. This note forms an integral part of this plan.
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3.2 Precinct 2: Gascoyne Street, Ainslie Grove, Normanstone Road & Eureka Street, Kings Meadows

This precinct has two distinct areas, being the section to the north west of the Normanstone Road/ Westbury Road intersection and the section to the south east of this intersection. The northern section is characterised by larger lots bordering the Midland Highway and smaller lots with frontage to Westbury Road. There is a large Crown Land lot within this area that contains significant amounts of priority habitat. The southern and western section of the precinct is characterised by smaller and relatively uniform lots, particularly in the section between Normanstone Road and Gascoyne Street. The precinct is a residential precinct surrounded by other residential uses in the GRZ and the IRZ.

Precinct 2 - LIPS Zoning and Overlay Map



3.2.1 Areas Retaining Low Density Residential Zoning

There are areas of the zone that align with the Zone Application Guidelines for the LDZR, which are as follows:

Addresses/Areas	LDRZ Application Justification
21 - 28A Gascoyne Street (southern side)	This area aligns with LDRZ1(a)(ii) of the Zone Application Guidelines. The south eastern section of this area is subject to Class 5 Landslip Hazard Overlays, or is in close proximity to this overlay, and is therefore constrained.
48 - 64 Gascoyne Street (Southern Side)	This area aligns with LDRZ1(a)(ii) of the Zone Application Guidelines.

11, 14 - 26 Eureka Street (excluding 25 Eureka Street)	This area has significant portions of the lots with a slope of over 25% and is therefore constrained.
126 Westbury Road	This lot aligns with LDRZ1(a)(ii) of the Zone Application Guidelines. The northern side of this lot is subject to Priority Habitat Overlays and is therefore constrained.
10 -16 Rose Lane (western side) 39 - 41 Peel Street 60 - 82A Westbury Road (eastern side) Crown Land 0 Rose Lane 136 Westbury Road	This area aligns with LDRZ1(a)(ii) of the Zone Application Guidelines. This lot has significant portions of the lots with a slope of over 25%. Additionally, the western side of this area is subject to Priority Habitat Overlays and eastern section of this area is subject to Class 4 Landslip Hazard Overlays. These constraints are more than sufficient to retain the zoning.
6 -16 Rose Lane (western side) 39 - 41 Peel Street 60 - 82A Westbury Road (eastern side) Crown Land Rose Lane 136 Westbury Road	This area aligns with LDRZ1(a)(ii) of the Zone Application Guidelines. This area has significant portions of the lots with a slope of over 25%. Additionally, the western side of this area is subject to Priority Habitat Overlays and eastern section of this area is subject to Class 4 and Class 5 Landslip Hazard Overlays. These constraints are more than sufficient to retain the zoning. The northernmost point at 6 Rose Lane is less constrained but should be retained as LDRZ in order to avoid spot zoning and due to the proximity of the Midland Highway.

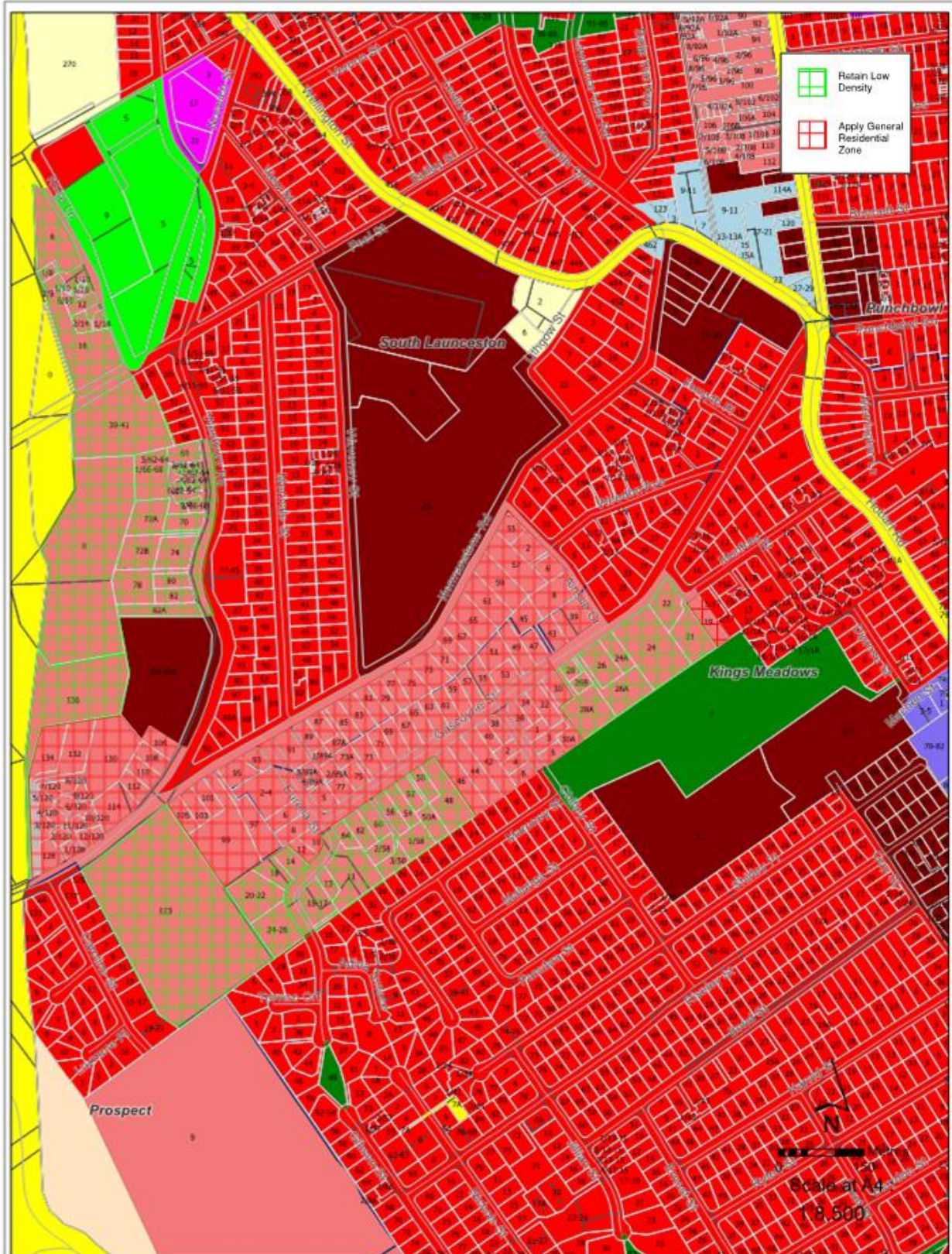
3.2.2 Areas Recommended for Alternative Zoning

The remaining lots of this precinct currently within the LDRZ in the LIPS do not align with the Zone Application Guidelines. The following addresses/areas have been identified as conforming more closely with the Zone Application Guidelines for the GRZ:

Addresses/Areas	GRZ Application Justification
55 - 105 Normanstone Road (southern side) 2 - 8 Ainslie Grove (western side) 39 - 77 Gascoyne Street (northern side) 2-12 Eureka Street (excluding 11 Eureka Street)	This area aligns with GRZ1(a) & (b) & GRZ3 of the Zone Application Guidelines. The area is not targeted for increased residential densities such as would be found in the Inner Residential Zone.

<p>30 - 46 Gascoyne Street (southern side) 1 - 6 Chifley Street 19 Munford Street</p>	<p>The lots in the area are connected to reticulated infrastructure services. The area is not subject to constraints that would suggest application of the LDRZ would be more appropriate.</p>
<p>108 - 134 Westbury Road</p>	<p>This area aligns with GRZ1(a) & (b) & GRZ3 of the Zone Application Guidelines. The area is not targeted for increased residential densities such as would be found in the Inner Residential Zone. The lots in the area are connected to reticulated infrastructure services. The area is not subject to constraints that would suggest application of the LDRZ would be more appropriate. In this area units are the most common dwelling type, demonstrating the ability of this area to sustain higher density development than targeted for the LDRZ.</p>
<p>106 Westbury Road</p>	<p>This lot aligns with GRZ1(a) & (b) & GRZ3 of the Zone Application Guidelines. The area is not targeted for increased residential densities such as would be found in the Inner Residential Zone. The lot is connected to reticulated infrastructure services. While there are some constraints due to the slope, this is not significantly different from the IRZ land adjoining to the north. The site to the north will be zoned General Residential in the LPS and In order to avoid spot zoning this property should also be applied GRZ.</p>

Precinct 2 - LPS Recommended Zoning Map



Precinct No. 2 : Zoning

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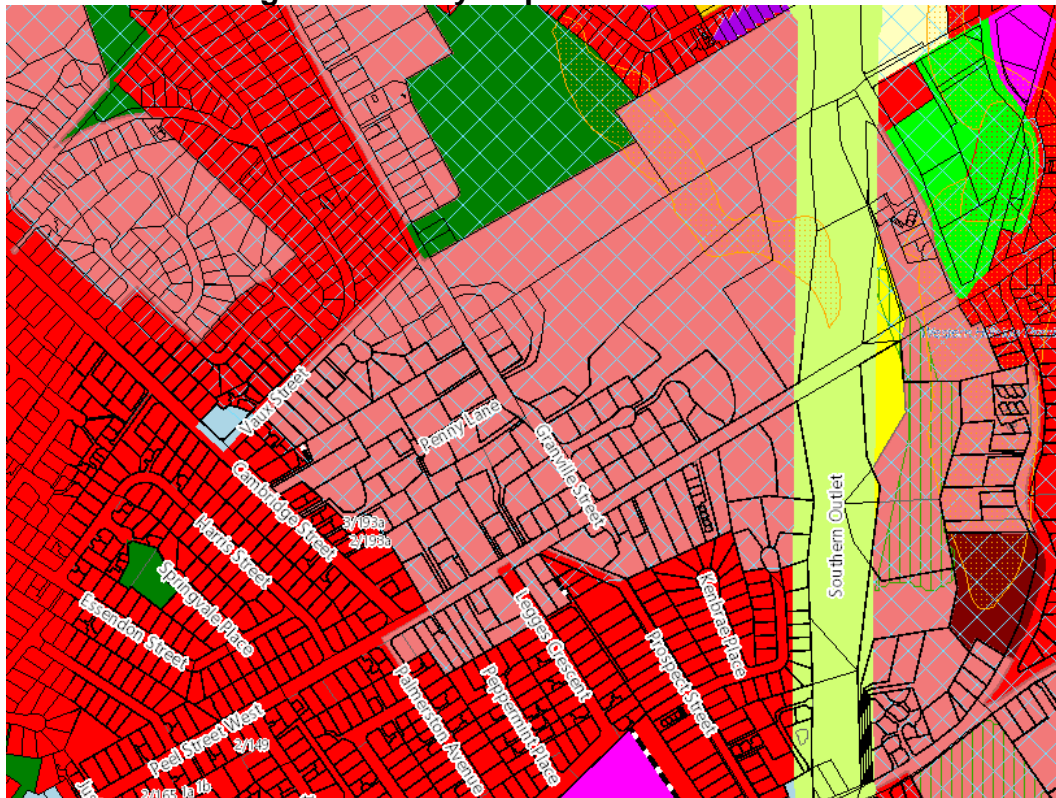
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3.3 Precinct 3: Peel Street West, Larissey Court, Penny Lane & Vaux Street, West Launceston

This precinct is centred on the southern end of Granville Street and the eastern end of Peel Street West. The north eastern area of the precinct is characterised by larger, heavily vegetated lots that are in closer proximity to the Midland Highway. The areas to the west of Granville Street and surrounding Larissey Court are smaller lots that have generally been developed with residential dwellings. The precinct is surrounded on the southern and western sides by the GRZ. On the northern side of the precinct is a public reserve in the Open Space Zone and to the west is the Midland Highway in the Utilities Zone.

Precinct 3 - LIPS Zoning and Overlay Map



3.3.1 Areas Retaining Low Density Residential Zoning

There are areas of the zone that align with the Zone Application Guidelines for the LDZR, which are as follows:

Addresses/Areas	LDRZ Application Justification
121 - 133 Granville Street (eastern side) 0 & 86 Glen Dhu Street 74 Peel Street West Larissey Court (all lots)	This area aligns with LDRZ1(a)(i) and (ii) of the Zone Application Guidelines. This area has significant portions of the lots with a slope of over 25%. Additionally, there are rear sections of a number of these sites that are subject to the Class 4 Landslip

	Hazard Overlay, or are in close proximity to this overlay. The area is also has limited capacity for providing reticulated infrastructure services for additional density. This area is therefore considered to be constrained.
26-29 Braeside Street 76 & 80 Peel Street West 85 - 94 Peel Street West (excluding 93 Peel Street West)	This area aligns with LDRZ1(a)(ii) of the Zone Application Guidelines. This area has significant portions of the lots with a slope of over 25% and is therefore constrained. Some of the lots with frontage to Peel Street West are less constrained than those around them, however they have been included to avoid spot zoning of sites.
9 - 29 Vaux Street (southern side) Glenevan Court (all lots) 108 - 144 Granville Street (western side) Penny Lane (all lots) 104 Peel Street West 177 - 191 Cambridge Street (north eastern side)	This area aligns with LDRZ1(a)(i) of the Zone Application Guidelines. This area is within the Launceston Combined Drainage Area, advice received suggests that there are infrastructure capacity issues that cannot support higher densities in this area. While some increase in density is possible with on-site stormwater detention, this is not feasible for the entire area.
81 - 83A Peel Street West (southern side)	This area aligns with LDRZ1(a)(i) & (ii) of the Zone Application Guidelines. This area has significant portions of the lots with a slope of over 25% and is therefore constrained. Additionally, these lots are subject to a limited sewer capacity. While 83 & 83A Peel Street West are currently higher density, these lots are constrained and should remain in the LDRZ.

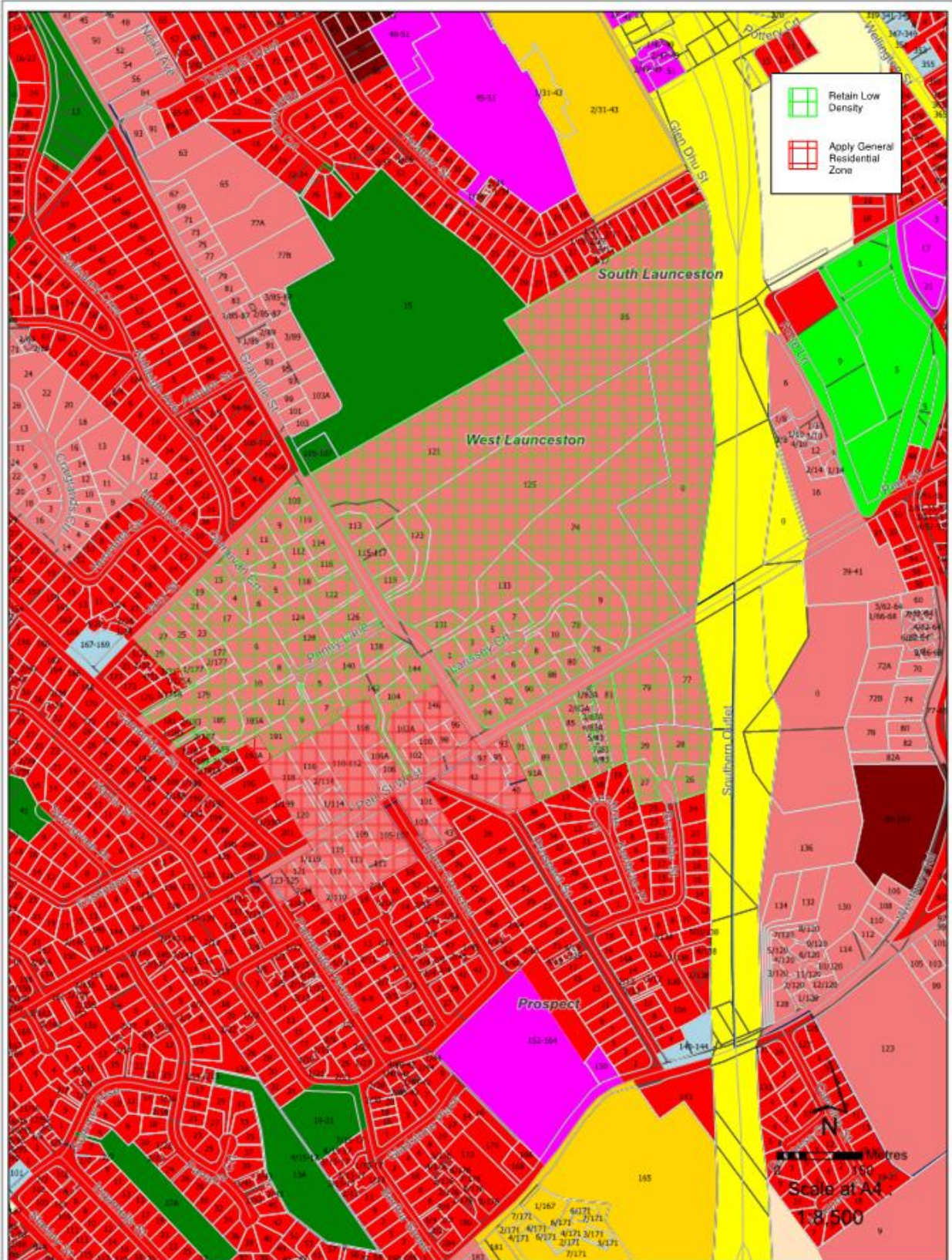
3.3.2 Areas Recommended for Alternative Zoning

The remaining lots of this precinct currently within the LDRZ in the LIPS do not align with the Zone Application Guidelines. The following addresses/areas have been identified as conforming more closely with the Zone Application Guidelines for the GRZ:

Addresses/Areas	GRZ Application Justification
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<p>146 Granville Street 96 - 102A & 106 - 120 Peel Street West (northern side) 2/175A & 193A Cambridge Street (rear half of the lots) 93 - 125 Peel Street West (southern side) 40 & 42 Prospect Street</p>	<p>This area aligns with GRZ1(a) & (b) & GRZ3 of the Zone Application Guidelines. The area is not targeted for increased residential densities such as would be found in the Inner Residential Zone. The lots in the area are connected to reticulated infrastructure services, which can support greater capacity. The area is not subject to constraints that would suggest application of the LDRZ would be more appropriate. This area is surrounded by the GRZ and has topographical conditions similar to this surrounding area. The lots sizes are varied, however the majority are lower than the acceptable solution for lot sizes in the LDRZ.</p>
<p>2/175A & 193A Cambridge Street 43 Prospect Street</p>	<p>These lots are subject to split zoning in the LIPS. It is prudent to remove split zoning of lots where appropriate. This area aligns with GRZ1(a) & (b) & GRZ3 of the Zone Application Guidelines. The lots are not targeted for increased residential densities such as would be found in the Inner Residential Zone. The lots are connected to reticulated infrastructure services and are not constrained by environmental or topographical factors.</p>

Precinct 3 - LPS Recommended Zoning Map



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Precinct No. 3 : Zoning

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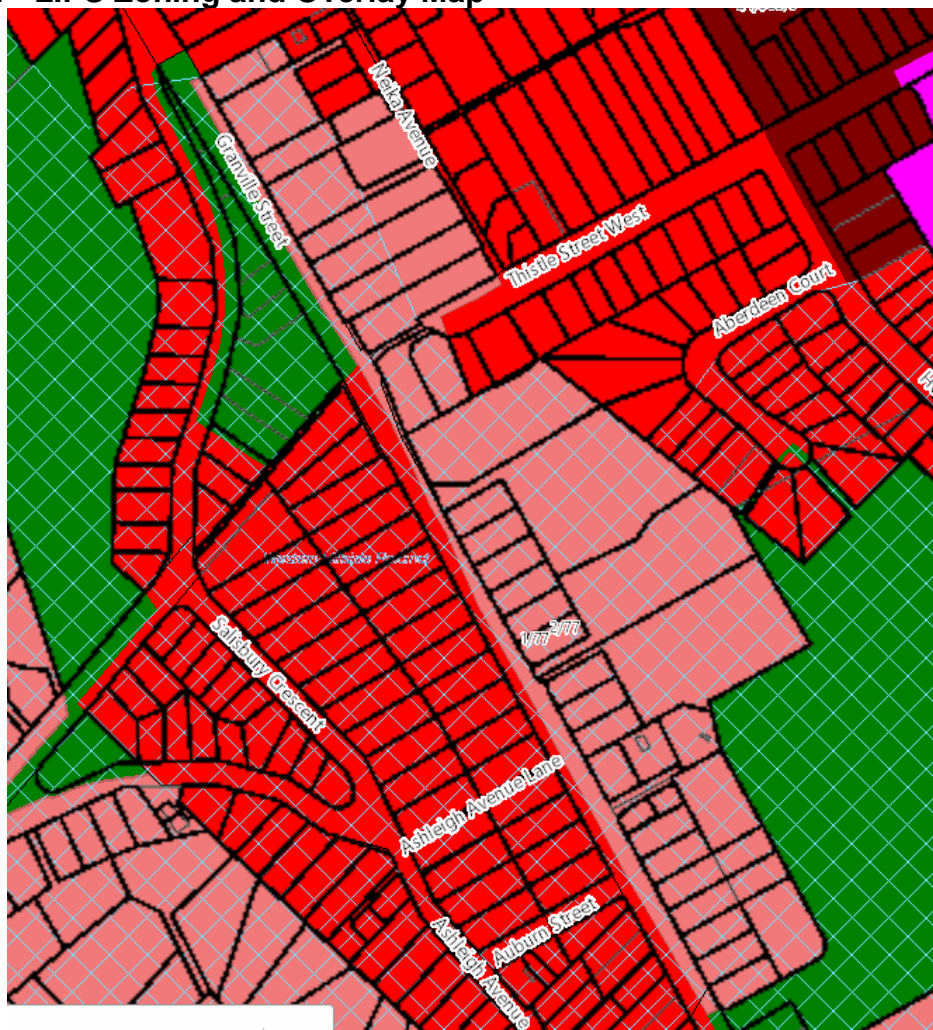
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3.4 Precinct 4: Granville Street

This precinct is located on the eastern side of Granville Street and with some lots having frontage to Neika Avenue and Thistle Street West. This is a central section of Granville Street and includes a portion of Granville Street that is only accessible by pedestrians and cyclists. These lots are developed with residential single dwellings, many of which are on lots that are heavily vegetated and/or landscaped. The precinct is bordered by the GRZ on the northern, north eastern and south western sides. The Open Space Zone borders the remainder of the precinct

Precinct 4 - LIPS Zoning and Overlay Map



3.4.1 Areas Retaining Low Density Residential Zoning

There are areas of the zone that align with the Zone Application Guidelines for the LDZR, which are as follows:

Addresses/Areas	LDRZ Application Justification
46 - 56 Neika Ave (western side) 84, 91 & 93 Thistle Street West 63 - 77b Granville Street (eastern side)	This area aligns with LDRZ1(a)(ii) of the Zone Application Guidelines.

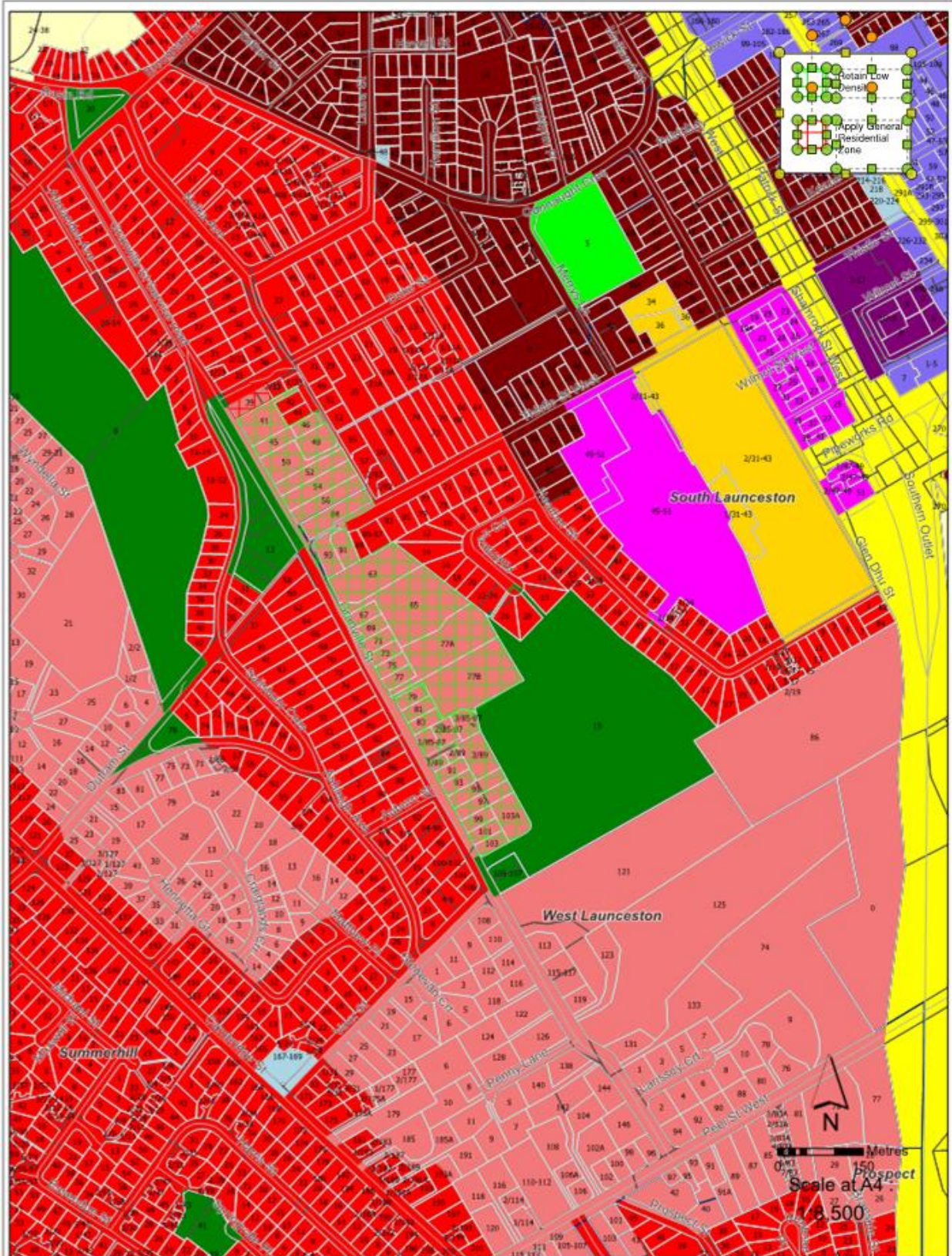
	This area has significant portions of the lots with a slope of over 25% and is therefore constrained.
39 Granville Street 79 - 103A Granville Street (eastern side)	This area aligns with LDRZ1(a)(i) & (ii) of the Zone Application Guidelines. This area has been identified as being in a bushfire prone area through mapping by the TFS. As the area is at risk of bushfire it is considered to be constrained. Additionally this area is within the Combined Drainage Area and is constrained by the capacity of infrastructure services.

3.4.2 Areas Recommended for Alternative Zoning

The remaining lot of this precinct currently within the LDRZ in the LIPS does not align with the Zone Application Guidelines. The following address has been identified as conforming more closely with the Zone Application Guidelines for the GRZ:

Addresses/Areas	GRZ Application Justification
39 Granville Street	This lot is subject to split zoning in the LIPS. It is prudent to remove split zoning of lots where appropriate. This lot aligns with GRZ1(a) & (b) & GRZ3 of the Zone Application Guidelines. The lot is not targeted for increased residential densities such as would be found in the Inner Residential Zone. The lots is connected to reticulated infrastructure services and is not constrained by environmental or topographical factors. While the lot is in the combined drainage area, there is sufficient capacity for the lot to be rezoned.

Precinct 4 - LPS Recommended Zoning Map



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Precinct No. 4 : Zoning

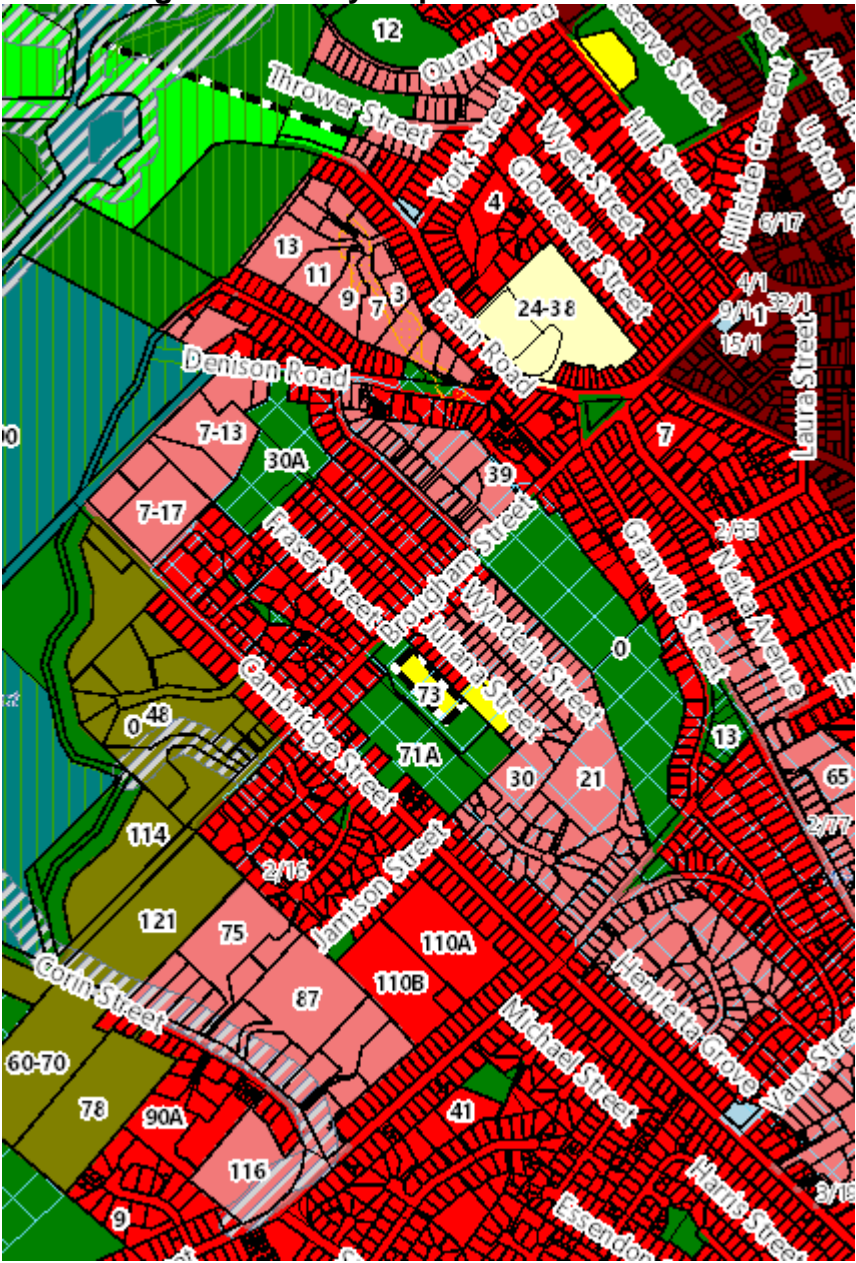
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3.5 Precinct 5: Craiglands Court, Matthew Place, Henrietta Grove, Outram Street, West Park Drive, Juliana Street, Wyndella Street & Wilhelmina Avenue, West Launceston

This precinct is divided into a number of different areas within the LDRZ which are broken up by other zones, notably the GRZ and the Open Space Zone. This precinct is in the area surrounding the Cataract Gorge, with sections of the precinct within the Cataract Gorge Management Area. Some of the areas such as Basin View Drive and Casuarina Drive are in the process of being developed and have a significant proportion of vacant lots. Other areas such as those around Wyndella Court and Craiglands Court are more established residential areas that are more fully developed. The lot sizes also vary significantly throughout the precinct.

Precinct 5 - LIPS Zoning and Overlay Map



3.5.1 Areas Retaining Low Density Residential Zoning

There are areas of the zone that align with the Zone Application Guidelines for the LDZR, which are as follows:

Addresses/Areas	LDRZ Application Justification
5B - 33 Quarry Road (southern side) 5 - 13 Thrower Street	This area aligns with LDRZ1(a)(ii) of the Zone Application Guidelines. This area has significant portions of the lots with a slope of over 25% and is therefore constrained. Additionally the area has been identified as being bushfire prone through mapping by the TFS.
5A Quarry Road 1/1 - 1/4 Thrower Street 324 - 328A York Street 68 - 72 Basin Road (northern side)	This area aligns with LDRZ1(a)(ii) of the Zone Application Guidelines. This area has been identified as being in a bushfire prone area through mapping by the TFS. As the area is at risk of bushfire it is considered to be constrained.
Basin View Drive (all lots) 31 Basin Road 4-12 Denison Road (northern side)	This area aligns with LDRZ1(a)(i) and (ii) of the Zone Application Guidelines. This area has significant portions of the lots with a slope of over 25%. There are sections of the majority of the sites that are subject to the Class 4 Landslip Hazard Overlay, particularly in the case of the access for Basin View Drive. Additionally, the area has been identified as being in a bushfire prone area by the TFS. The area is also has limited capacity for providing reticulated infrastructure services for additional density. This area is therefore considered to be constrained.
21 & 25 Denison Grove	This area aligns with LDRZ1(a)(i) and (ii) of the Zone Application Guidelines. This area has portions of the lots with a slope of over 25%. These lots are also in close proximity Priority Habitat Overlays and have limited capacity for providing reticulated infrastructure services for additional density. Additionally, the area has been identified as being in a bushfire prone area by the TFS. This area is therefore considered to be constrained.
39 & 41 Denison Road 7 - 23 Sinclair Street 7 - 17 Cambridge Street	This area aligns with LDRZ1(a)(ii) & (c) of the Zone Application Guidelines. This area has been identified as being in a

	<p>bushfire prone area through mapping by the TFS, and is therefore constrained. The area is characterised by larger lots that have followed this subdivision pattern for a strategic reason. This area aligns with the Cataract Gorge Management Unit 10, and is being protected from further densification to prioritise the protection of the Cataract Gorge.</p>
<p>1 - 41 Wilhelmina Avenue (north eastern side) 1/25, 2/25 & 27 Denison Road 52 Brougham Street</p>	<p>This area aligns with LDRZ1(a)(ii) of the Zone Application Guidelines. This area has significant portions of the lots with a slope of over 25% and is therefore constrained. Some lots such as 33 Wilhelmina Ave and 52 Brougham Street are less constrained by topography, however in order to avoid spot zoning they are to be retained in the LDRZ. 39 Wilhelmina is a split zoned lot, with significant constraints, as such the portion within the GRZ in the LIPS should be included in the LDRZ.</p>
<p>Wyndella Street (all lots, except 1 & 5)</p>	<p>This area aligns with LDRZ1(a)(ii) of the Zone Application Guidelines. This area has been identified as being in a bushfire prone area through mapping by the TFS. There are also lots that have slope over 25%, particularly in the western section. As such, the area is constrained.</p>
<p>1 - 27 West Park Drive (northern side) 12, 14 & 16 West Park Drive 1/2 - 22 Outram Street (north western side)</p>	<p>This area aligns with LDRZ1(a)(i) & (ii) of the Zone Application Guidelines. There are a number of different, often overlapping constraints. The area has been identified as being in a bushfire prone area through mapping by the TFS. The northern western lots have significant portions of the lots with a slope of over 25%. The western portion of the area is also within the Combined Drainage Area and is therefore subject to infrastructure capacity constraints.</p>
<p>69 - 83 Salisbury Crescent (southern side) 15 - 21 Outram Street (south eastern side) 14 - 30 Henrietta Grove (northern side) Craiglands Court (all lots) Matthew Place (all LDRZ lots)</p>	<p>This area falls under the LDRZ1(a)(i) & (ii) of the Zone Application Guidelines. The area within the Combined Drainage Area and is therefore subject to infrastructure capacity constraints limiting densification. This area has also significant portions of the lots to the north west with a slope of</p>

	over 25%. This is due to a ridgeline running through the lots. The area is therefore constrained.
59 - 107 Corin Street (north eastern side) 116 Corin Street	This area aligns with LDRZ1(a)(ii) & (c) of the Zone Application Guidelines. This area has significant portions of the lots with a slope of over 25% and a 30m water feature buffer covers each of the lots to a varying degree. The area is therefore considered to be constrained. Additionally, the area is characterised by larger lots that have followed this subdivision pattern for a strategic reason. This area is included within the Cataract Gorge Management Unit 11, and is being protected from further densification to prioritise the protection of the Cataract Gorge.
Casuarina Drive (all lots) 18 & 20 Hardwicke Street	This area aligns with LDRZ1(a)(ii) & (c) of the Zone Application Guidelines. This area has been identified as being in a bushfire prone area through mapping by the TFS, and is therefore constrained. The area is characterised by larger lots that have followed this subdivision pattern for a strategic reason. This area is subject to a Section 71 agreement that was enacted to protect vegetation and wildlife in the area. This includes the application of building envelopes that align with the LDRZ. Any change to the zone would work against strategic interests of the initial rezoning and subdivision of the area.

3.5.2 Areas Recommended for Alternative Zoning

The remaining lots of this precinct currently within the LDRZ in the LIPS do not align with the Zone Application Guidelines. The following addresses/areas have been identified as conforming more closely with the Zone Application Guidelines for the GRZ:

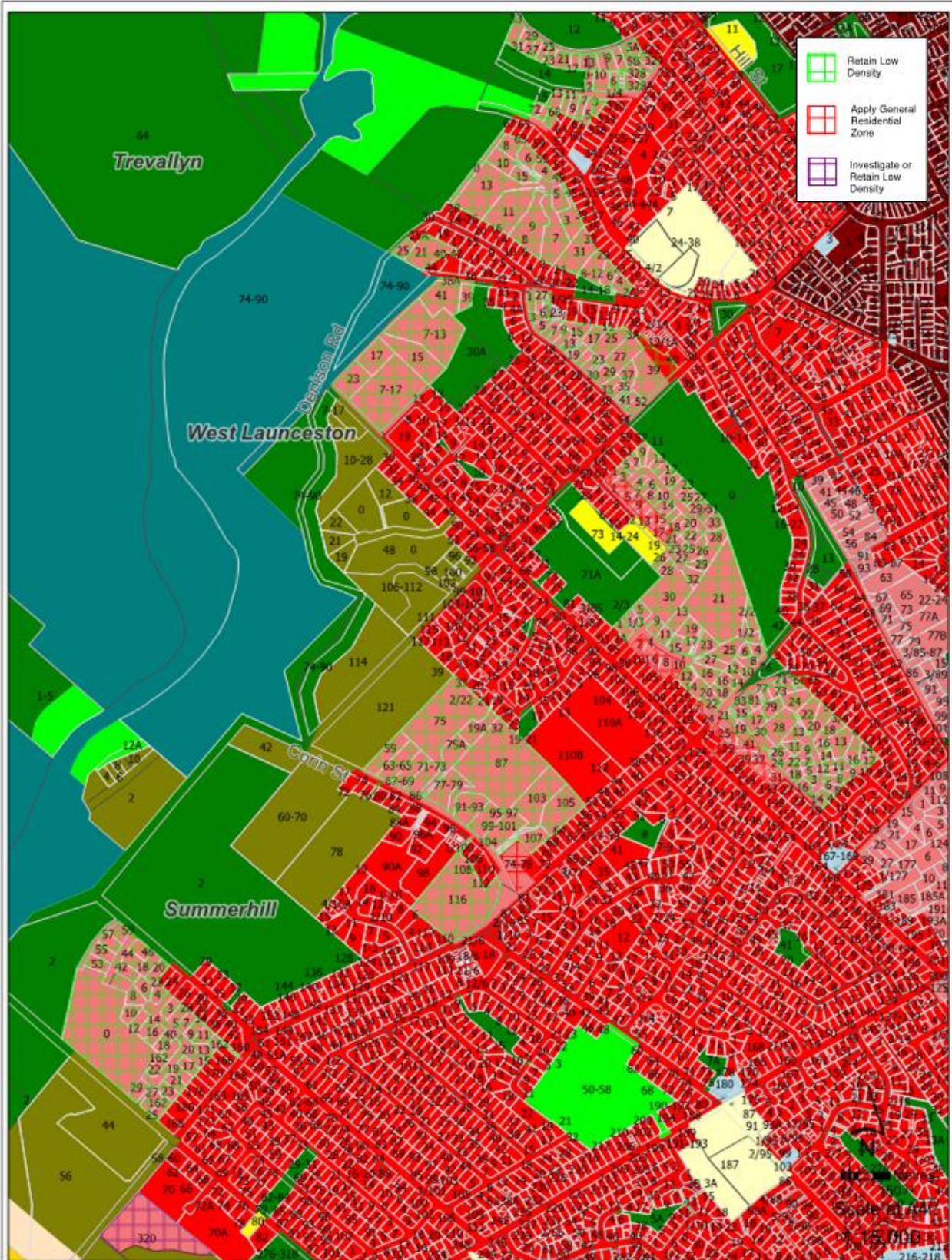
Addresses/Areas	GRZ Application Justification
1 - 21 Juliana Street (north eastern side) 1 & 5 Wyndella Street 2 - 10 West Park Drive (southern side) 23, 24 & 25 Outram Street 127 Cambridge Street 31 - 41 Henrietta Grove (south western side)	This area aligns with GRZ1(a) & (b) & GRZ3 of the Zone Application Guidelines. The area is not targeted for increased residential densities such as would be found in the Inner Residential Zone. The lots in the area are connected to reticulated infrastructure services.

	The area is not subject to constraints that would suggest application of the LDRZ would be more appropriate. The majority of these lots are a smaller size than is allowed under the acceptable solutions of the LDRZ.
74 - 78 Outram Street	This area aligns with GRZ1(a) & (b) & GRZ3 of the Zone Application Guidelines. The area is not targeted for increased residential densities such as would be found in the Inner Residential Zone. The lot is connected to reticulated infrastructure services and is not topographically or environmentally constrained. This lot is currently split zoned and the GRZ should be applied to the entire lot to rectify this situation.

3.5.3 Areas Recommended for Further Investigation

There exists one lot in this precinct that warrants further investigation, being 320 Peel Street West. This lot is currently used as a residential single dwelling and is split zoned between the Environmental Living Zone and the Low Density Residential Zone in the LIPS. Due to the Environmental Living Zone not being retained in the LPS, the current zoning situation cannot be retained. While there is a watercourse on the site which can be considered a constraint, this is not in the area of the site that is currently subject to the LDRZ. The entire site could be zoned in the LDRZ, however this would not afford the same environmental protections that are afforded under the Environmental Living Zone. It is recommended that this lot be given a single zoning through the process of translation of the Environmental Living Zone.

Precinct 5 - LPS Recommended Zoning Map



	Retain Low Density
	Apply General Residential Zone
	Investigate or Retain Low Density

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Precinct No. 5 : Zoning

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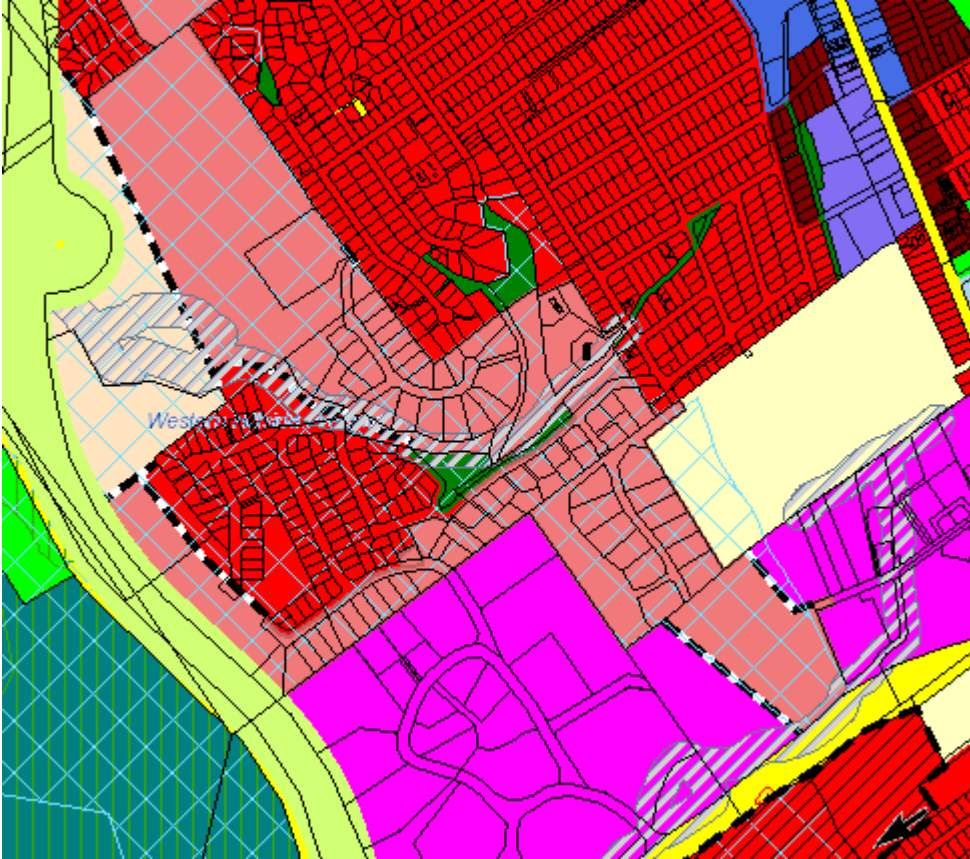
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3.6 Precinct 6: Mount Pleasant Estate (Southgate Drive, Lakeside Drive, Highland Rise and Ridgewood Lane Kings Meadows)

This precinct is within Mount Pleasant Estate, which has a number of distinct areas with the LDRZ. These are; the lots bordering the Midland Highway around Henry Reed Court, the lots bordering the industrial zone on Lakeside Drive, Southgate Drive, and Ridgewood Lane and the Steeper sites to the north of the precinct around Bushland Grove. This area is in the process of residential development, with a large proportion of vacant lots on the southern side of the precinct and a number of dwellings in various stages of construction across the area. The precinct is bordered by the GRZ to the north, the Community Purpose Zone to the east, the Light Industrial Zone to the south and Rural Resource and Infrastructure zones to the west. There is also a section in the middle of the LDRZ precinct that is in the GRZ and Open Space Zone.

Precinct 6 - LIPS Zoning and Overlay Map



3.6.1 Areas Retaining Low Density Residential Zoning

There are areas of the zone that align with the Zone Application Guidelines for the LDZR, which are as follows:

Addresses/Areas	LDRZ Application Justification
Henry Reed Court (all LDRZ lots) 13 - 23 Lakeside Drive (western side)	This area aligns with LDRZ1(a)(ii) & (c) of the Zone Application Guidelines. This area has been

	<p>identified as being in a bushfire prone area through mapping by the TFS, and is therefore constrained. The area is characterised by larger lots that have followed this subdivision pattern for a strategic reason. This area borders the Midland Highway and is subject to a vegetation buffer at the rear of the sites. The LDRZ and buffer was applied to protect the lots from the noise of the Midland Highway and to retain the Highway's scenic corridor. The lots should remain in the LDRZ in order to avoid the potential failure of this strategic separation.</p> <p>21 & 23 Henry Reed Court are currently split zoned. These lots should be entirely within the LDRZ.</p>
<p>1 - 11 Lakeside Drive (south eastern side) 100 - 108 Southgate Drive 9 - 31 Southgate Drive (south eastern side) 4 - 16 Ridgewood Lane (south western side)</p>	<p>This area aligns with LDRZ1(a)(ii) & (c) of the Zone Application Guidelines.</p> <p>The area is characterised by larger lots that have followed this subdivision pattern for a strategic reason. This is due to the proximity of an industrial estate, which would provide increased conflicts with dwellings in the area if dwelling density were to increase. There are also environmental constraints due to this industrial precinct in that some of the lots fall within attenuation distances of the industrial activities taking place.</p>
<p>3 - 19 Ridgewood Lane (north eastern side) 3 - 8 Southgate Drive 58 Ernest Street (all sub-addresses) 4 - 16 Highland Rise (southern side) 15 & 17 Highland Rise 1 - 7 Bushland Grove (south western side) 6, 8 & 10 Bushland Grove</p>	<p>This area aligns with LDRZ1(a)(ii) of the Zone Application Guidelines. This area has significant portions of the lots with a slope of over 25% and is therefore constrained. Additionally, the area has been identified as being in a bushfire prone area through mapping by the TFS.</p>
<p>9 Luxmore Place</p>	<p>This lot aligns with LDRZ1(a)(ii) of the Zone Application Guidelines.</p>

	<p>This lot has significant portions with a slope of over 25% and is therefore constrained.</p> <p>While the lot is split zoned, this was in order to avoid development in close proximity to the highway. The lot is currently a winery but is inappropriate to entirely zone it within the Rural Resource Zone.</p> <p>There is also a small section of the lot in the GRZ, this should be moved to the LDRZ.</p>
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3.6.2 Areas Recommended for Alternative Zoning

The remaining lots of this precinct currently within the LDRZ in the LIPS do not align with the Zone Application Guidelines. The following addresses/areas have been identified as conforming more closely with the Zone Application Guidelines for the GRZ:

Addresses/Areas	GRZ Application Justification
2 & 4 Bushland Grove 7 - 13 Highland Rise (Northern Side) 61 Lakeside Drive	<p>This area aligns with GRZ1(a) & (b) & GRZ3 of the Zone Application Guidelines. The area is not targeted for increased residential densities such as would be found in the Inner Residential Zone. The lots in the area are connected to reticulated infrastructure services. The area is not subject to constraints that would suggest application of the LDRZ would be more appropriate. The majority of these lots are a smaller size than is allowed under the acceptable solutions of the LDRZ. While a number of these lots are larger, further density can be supported in the area.</p> <p>61 Lakeside Drive is currently split zoned and should be entirely within the GRZ.</p>

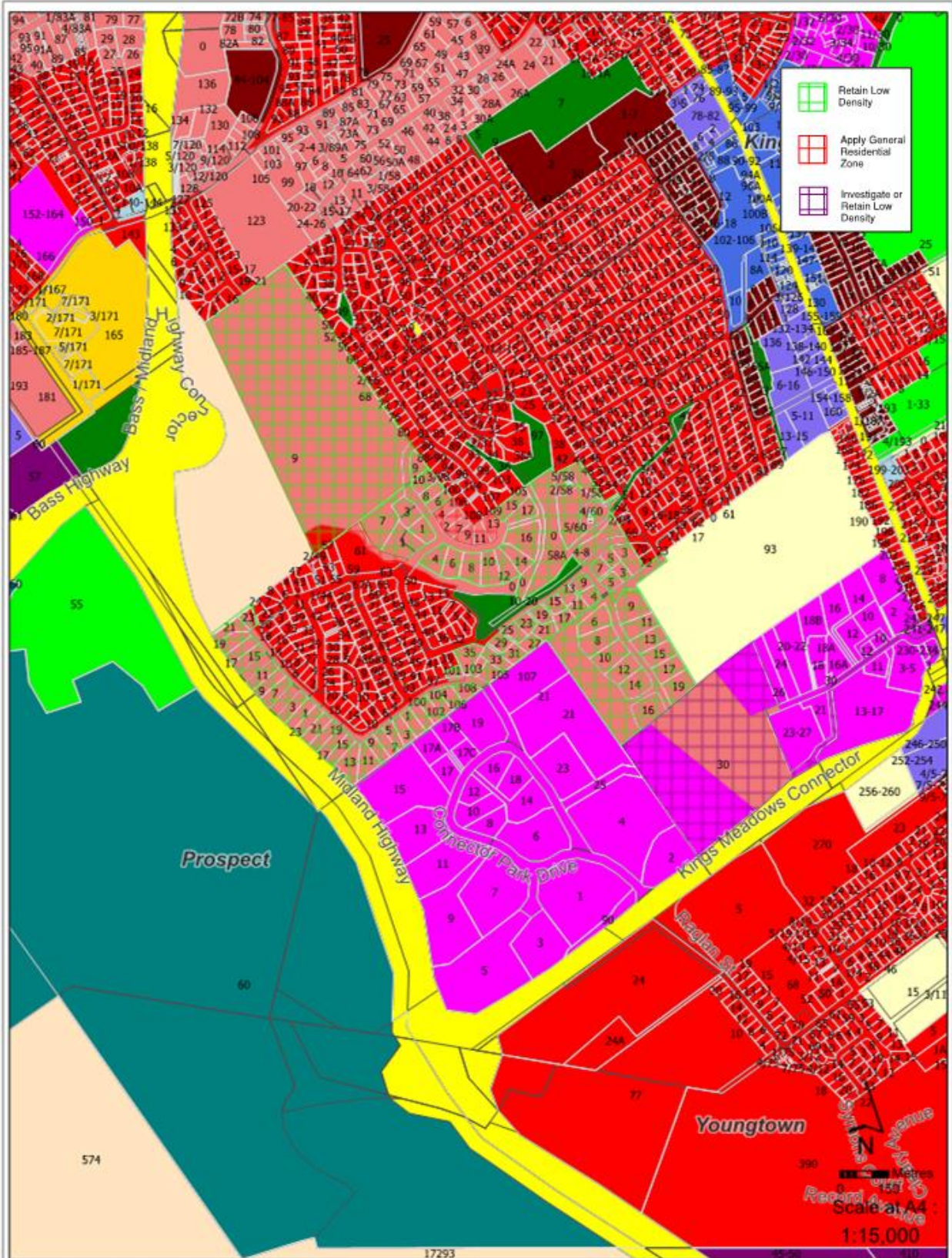
3.6.3 Areas Recommended for Further Investigation

There exists one lot in this precinct that warrants further investigation, being 30 Merino Street. This lot is currently a vacant lot with significant amounts of vegetation. The lot is split zoned with a centre section being the in LDRZ and the south western and northern sides being in the Light Industrial Zone. While the current zoning situation could be retained, as the land is subject to some constraints, it is not recommended that split zoning be retained.

While the site could be entirely within the LDRZ, as it is bordered by industrial land on two sides and the Kings Meadows Connector on another. It could also be within the Light Industrial Zone, however it may not be prudent to increase the amount of industrial

activity in close proximity to developing residential areas. The recommended course of action is to include the property owner in the discussion to ascertain if any plans exist for the future of the site.

Precinct 6 - LPS Recommended Zoning Map



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Precinct No. 6 : Zoning

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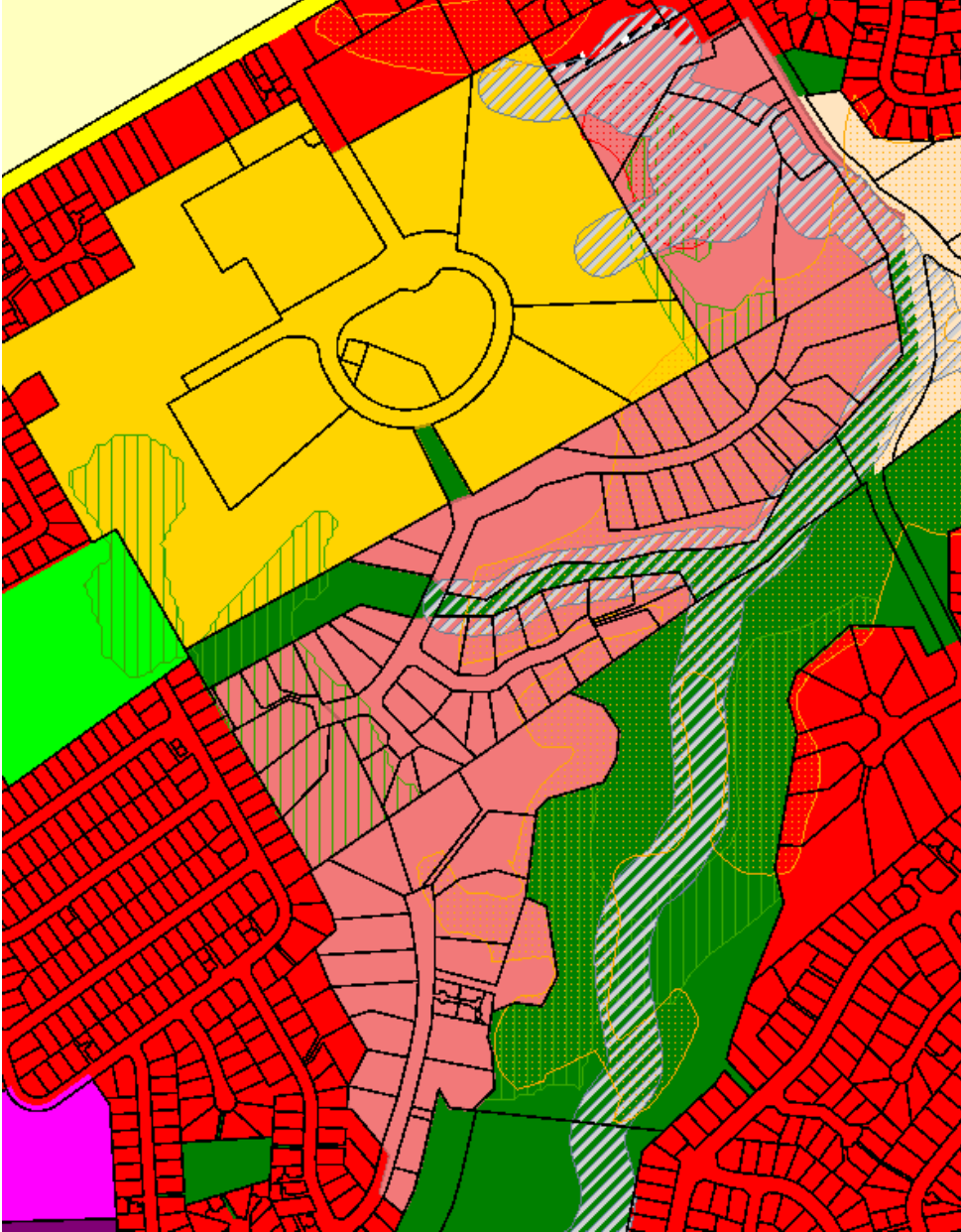
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3.7 Precinct 7: Jinglers Creek Estate (Youngtown)

This precinct is a developing residential precinct with a number of vacant lots and lots in various stages of development. The precinct centres around Jinglers Creek and the linear Youngtown Regional Park that borders it. The Techno Park Precinct borders the area to the north and west. Youngtown Regional Park borders the precinct to the south east and more established residential areas of Youngtown border the lower half of the precinct to the west.

Precinct 7 - LIPS Zoning and Overlay Map



3.7.1 Areas Retaining Low Density Residential Zoning

There are areas of the zone that align with the Zone Application Guidelines for the LDZR, which are as follows:

Addresses/Areas	LDRZ Application Justification
<p>228 - 244 Opossum Road (western side) 6 Robka Court</p>	<p>This area aligns with LDRZ1(a)(ii) of the Zone Application Guidelines. This area has a number of overlapping topographical and environmental constraints. Large portions of the area are subject to Priority Habitat Overlays, Water Quality Overlays, and Landslip Hazard Overlays. The centre of this area is within a Class 5 Landslip Hazard Overlay and the north and south of the area is subject to Class 4 Landslip Hazard Overlays. In addition, a number of the lots have significant portions of those lots with a slope of over 25%. These constraints are more than sufficient to retain the zoning. 6 Robka Court is currently split zoned with the majority of the site being in the GRZ, the constraints on the lot would suggest it should be entirely within the LDRZ.</p>
<p>Deek Street (all lots) 11 Jinglers Drive 3 - 13 Bevel Court (northern side) 8 - 16 Bevel Court (southern side)</p>	<p>This area aligns with LDRZ1(a)(ii) of the Zone Application Guidelines. This area is subject to Class 4 Landslip Hazard Overlays, which cover the vast majority of the area. The area is also deemed bushfire prone by TFS mapping. There are also Water Quality Overlays that partially cover a portion of the lots, particularly on Bevel Court. As such, the land is considered to be constrained.</p>
<p>Belgrave Parade (all LDRZ lots)</p>	<p>This area aligns with LDRZ1(a)(ii) of the Zone Application Guidelines. This area has significant portions of the lots with a slope of over 25% and/or subject to the Class 4 Landslip Hazard Overlay. The sites that are subject to the Class 4 Landslip Hazard Overlay are located in the north eastern corner of the area. These lots are considered to be constrained.</p>
<p>Ebba Place (all lots)</p>	<p>This area aligns with LDRZ1(a)(i) of the Zone Application Guidelines. The stormwater system for this</p>

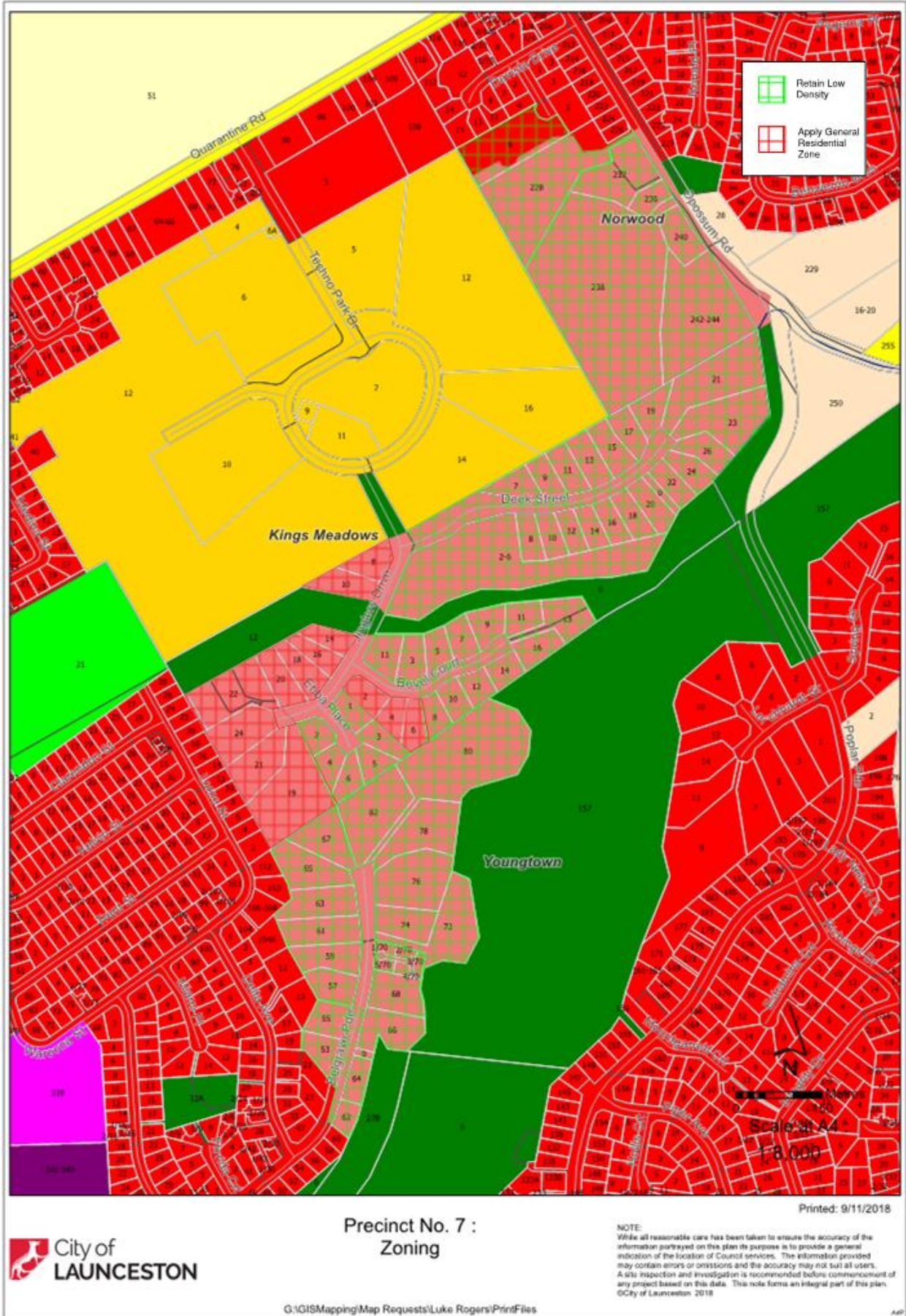
	area was designed only to accommodate larger lots. Advice received suggests that there are infrastructure capacity issues that cannot support higher densities in this area.
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3.7.2 Areas Recommended for Alternative Zoning

The remaining lots of this precinct currently within the LDRZ in the LIPS do not align with the Zone Application Guidelines. The following addresses/areas have been identified as conforming more closely with the Zone Application Guidelines for the GRZ:

Addresses/Areas	GRZ Application Justification
8 & 10 Jinglers Drive 14, 16 & 18 Jinglers Drive 2 - 8 Bevel Court (southern side)	This area falls under the GRZ1(a) & (b) & GRZ3 of the Zone Application Guidelines. The area is not targeted for increased residential densities such as would be found in the Inner Residential Zone. The lots in the area are connected to reticulated infrastructure services. The area is not subject to constraints that would suggest application of the LDRZ would be more appropriate.
19 - 24 Jinglers Drive	This area falls under the GRZ1(a) & (b) & GRZ3 of the Zone Application Guidelines. The area is not targeted for increased residential densities such as would be found in the Inner Residential Zone. The lots in the area are connected to reticulated infrastructure services. The area is not subject to constraints that would suggest application of the LDRZ would be more appropriate. These lots are subject to a Priority Habitat Overlay that would suggest that they are constrained. A report commissioned in the process of subdividing the land did not identify priority habitat or endangered species and determined that the land was fit for development. This would also lend the land to be fit for higher density development.

Precinct 7 - LPS Recommended Zoning Map



Precinct No. 7 :
Zoning

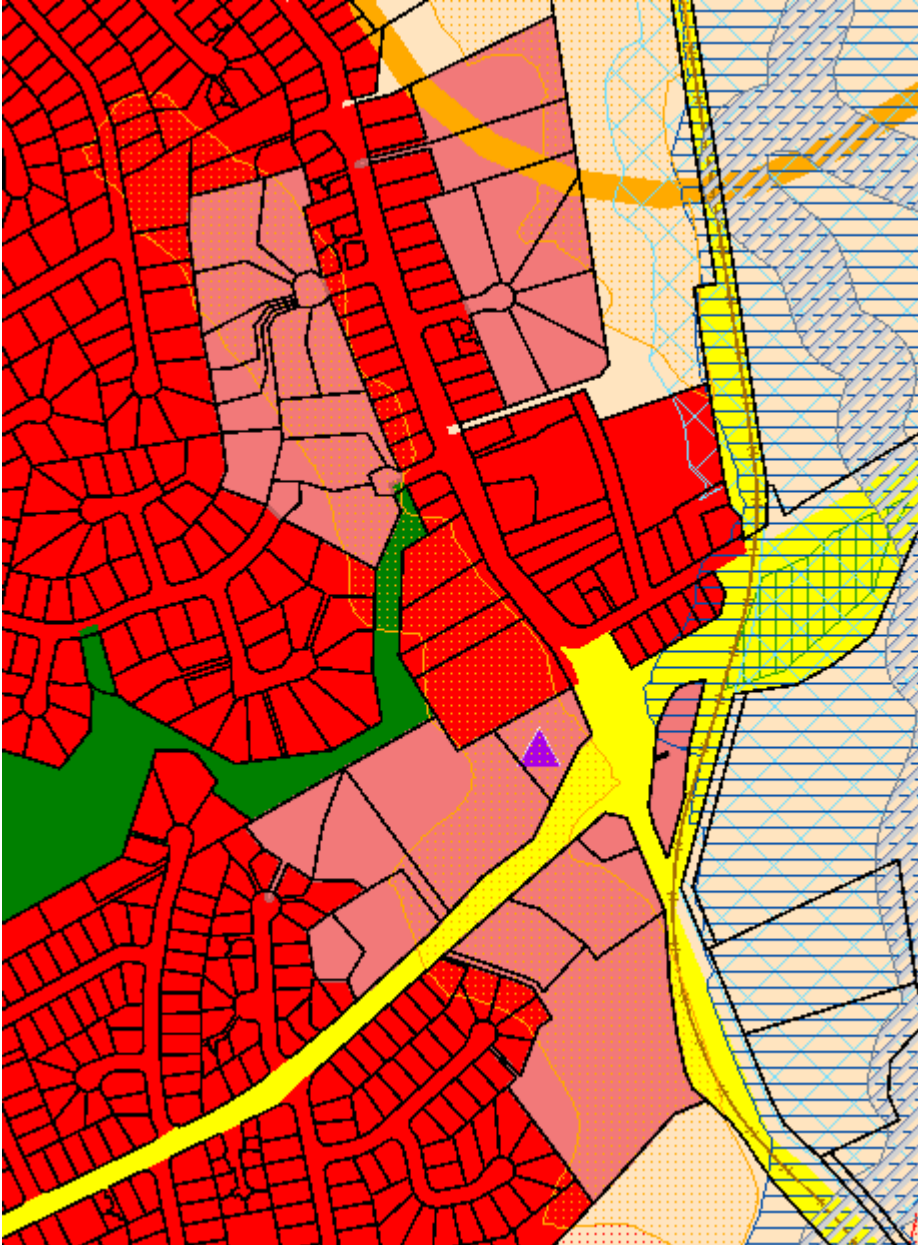
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3.8 Precinct 8: Quarantine Road, Carrera Place, Tabina Court & Penwood Close

This precinct has three different areas, separated by the GRZ; the lots on or near Penwood Close, the lots on or near Carrera Place and the lots around Quarantine Road. The lots in this area are all developed with single residential dwellings with the exception of 9 Carrera Place. The surrounding area is similarly established with dwelling across the area. In addition to the GRZ, which runs between the areas, there is Rural Resource Zoning to the north east of the precinct. Charlton Street Reserve also borders two of the areas within the precinct.

Precinct 8 - LIPS Zoning and Overlay Map



3.8.1 Areas Retaining Low Density Residential Zoning

There are areas of the zone that align with the Zone Application Guidelines for the LDZR, which are as follows:

Addresses/Areas	LDRZ Application Justification
275A & 275B Penquite Road 7 - 12 Penwood Close (eastern side)	This area aligns with LDRZ1(a)(ii) of the Zone Application Guidelines. This area has significant portions of the lots that are subject to the Class 4 Landslip Hazard Overlay. In addition, the north eastern extent of the area is covered by an Environmental Attenuation Zone Buffer and parts of the area have a slope of over 25%. These lots are considered to be constrained.
Carrera Place (all LDRZ lots) 23 Charolais Drive Tabina Court (all lots)	This area aligns with LDRZ1(a)(ii) of the Zone Application Guidelines. This majority of this area is subject to the Class 4 Landslip Hazard Overlay. There are also significant portions of the lots with a slope of over 25%. As such, the lots are considered to be constrained.
163 - 165 Quarantine Road (northern side) 172 & 174 Quarantine Road 5 - 8 Glenwood Road	This area aligns with LDRZ1(a)(ii) of the Zone Application Guidelines. This area has significant portions of the lots with a slope of over 25% and/or subject to the Class 4 Landslip Hazard Overlay. There is also part of 5 Glenwood Road that is within a Flood Risk Area. These lots are considered to be constrained. 6 Glenwood Road is not similarly constrained, however application of the GRZ is not appropriate. This is due to its location at the intersection of Penquite Road and Quarantine Road and it being surrounded by the LDRZ.

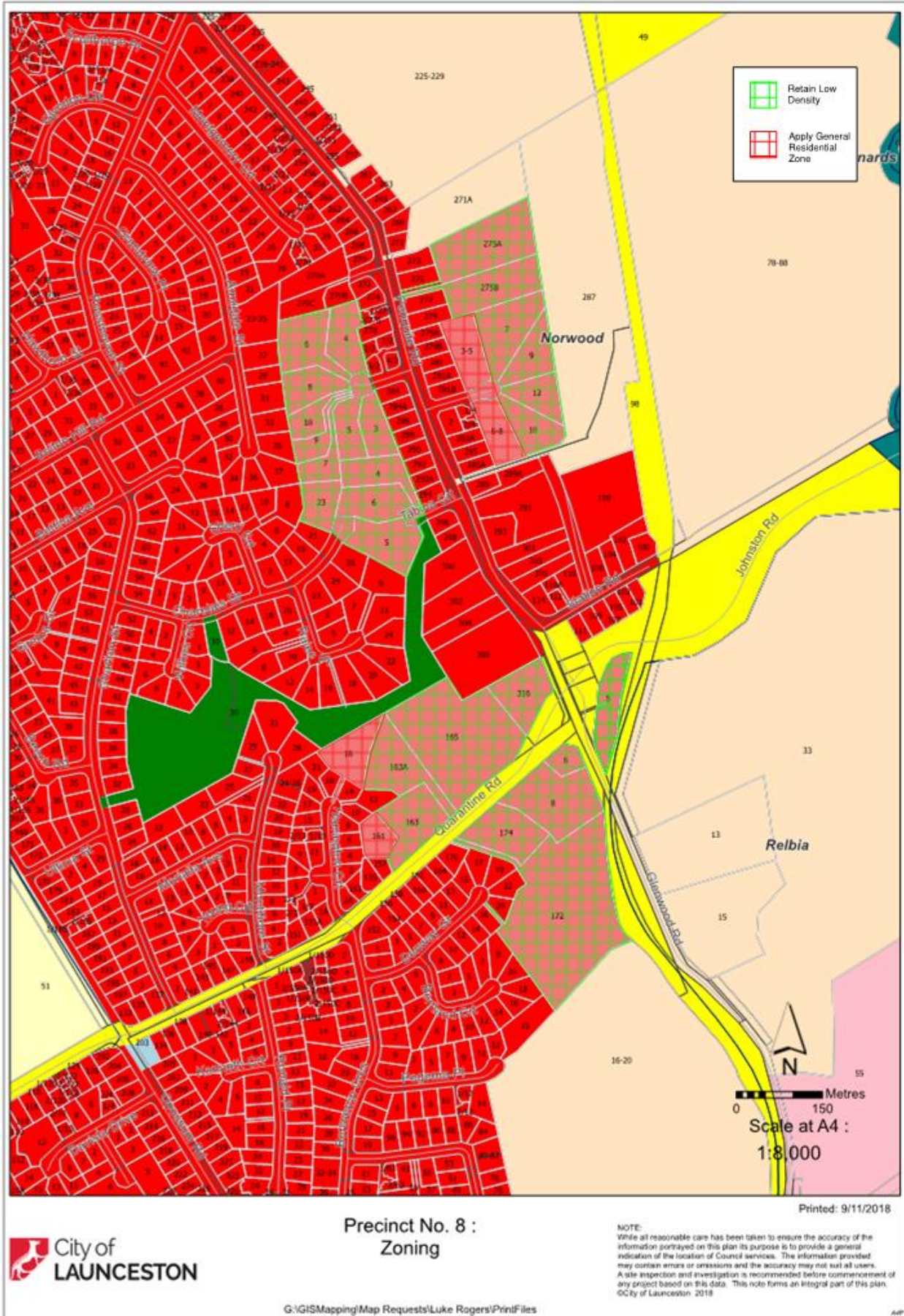
3.8.2 Areas Recommended for Alternative Zoning

The remaining lots of this precinct currently within the LDRZ in the LIPS do not align with the Zone Application Guidelines. The following addresses/areas have been identified as conforming more closely with the Zone Application Guidelines for the GRZ:

Addresses/Areas	GRZ Application Justification
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<p>16 Harrington Court 161 Quarantine Road</p>	<p>This area aligns with GRZ1(a) & (b) & GRZ3 of the Zone Application Guidelines. The area is not targeted for increased residential densities such as would be found in the Inner Residential Zone. The lots in the area are connected to reticulated infrastructure services. The area is not subject to constraints that would suggest application of the LDRZ would be more appropriate.</p>
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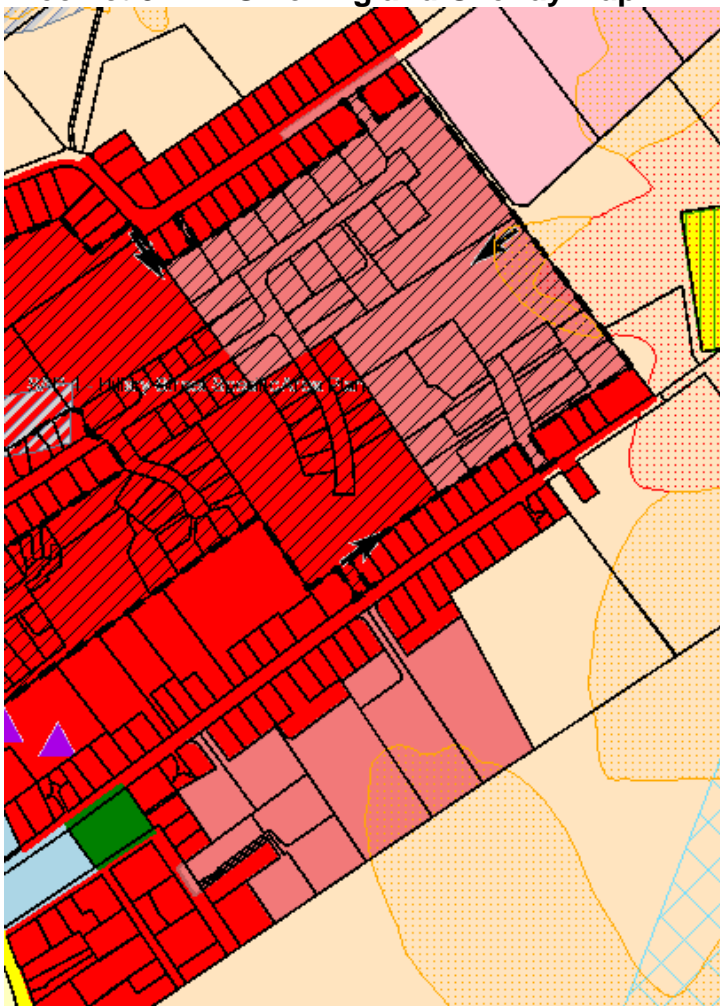
Precinct 8 - LPS Recommended Zoning Map



3.9 Precinct 9: Abels Hill/St Leonards Road, St Leonards

This precinct is a developing area of St Leonards at the interface between the suburb and the surrounding Rural Resource Zone. Most of the lots created in the subdivisions to expand the suburb are within the GRZ or are likely to move towards higher densities as the suburb develops. Some of the larger lots are already approved for subdivision and a number of the vacant lots in the area have had dwellings approved. The area is subject to the St Leonards Master Plan Project, as the area has been identified as a key location for strategic residential growth. There are three main areas within the precinct; the lots on Tenzing Drive, the lots of Audrey Avenue and the southern area around Benvenue Road. The precinct is largely bordered by the GRZ to the west and the Rural Resource Zone to the east.

Precinct 9 - LIPS Zoning and Overlay Map



3.9.1 Areas Retaining Low Density Residential Zoning

There are areas of the zone that align with the Zone Application Guidelines for the LDZR, which are as follows:

Addresses/Areas	LDRZ Application Justification
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Audrey Avenue (all lots)	This area aligns with LDRZ1(a)(i) & (ii) of the Zone Application Guidelines. The stormwater system for this area was designed only to accommodate larger lots. Advice received suggests that there are infrastructure capacity issues that cannot support higher densities in this area. The eastern section of this area, is subject to Class 4 Landslip Hazard Overlays, moving into Class 5. Many of the lots in this area have significant portions with a slope of over 25%. These lots are therefore considered to be constrained.
Tenzing Drive (all lots) 39 Hillary Street 58A Abels Hill Road	This area aligns with LDRZ1(a)(i) of the Zone Application Guidelines. The stormwater system for this area was designed only to accommodate larger lots. Advice received suggests that there are infrastructure capacity issues that cannot support higher densities in this area.
24A, 44B and 46 Benvenue Road	This area aligns with LDRZ1(a)(ii) of the Zone Application Guidelines. This area is subject to Class 4 Landslip Hazard Overlays, which cover the southern portion of the lots, as such, these lots are constrained.

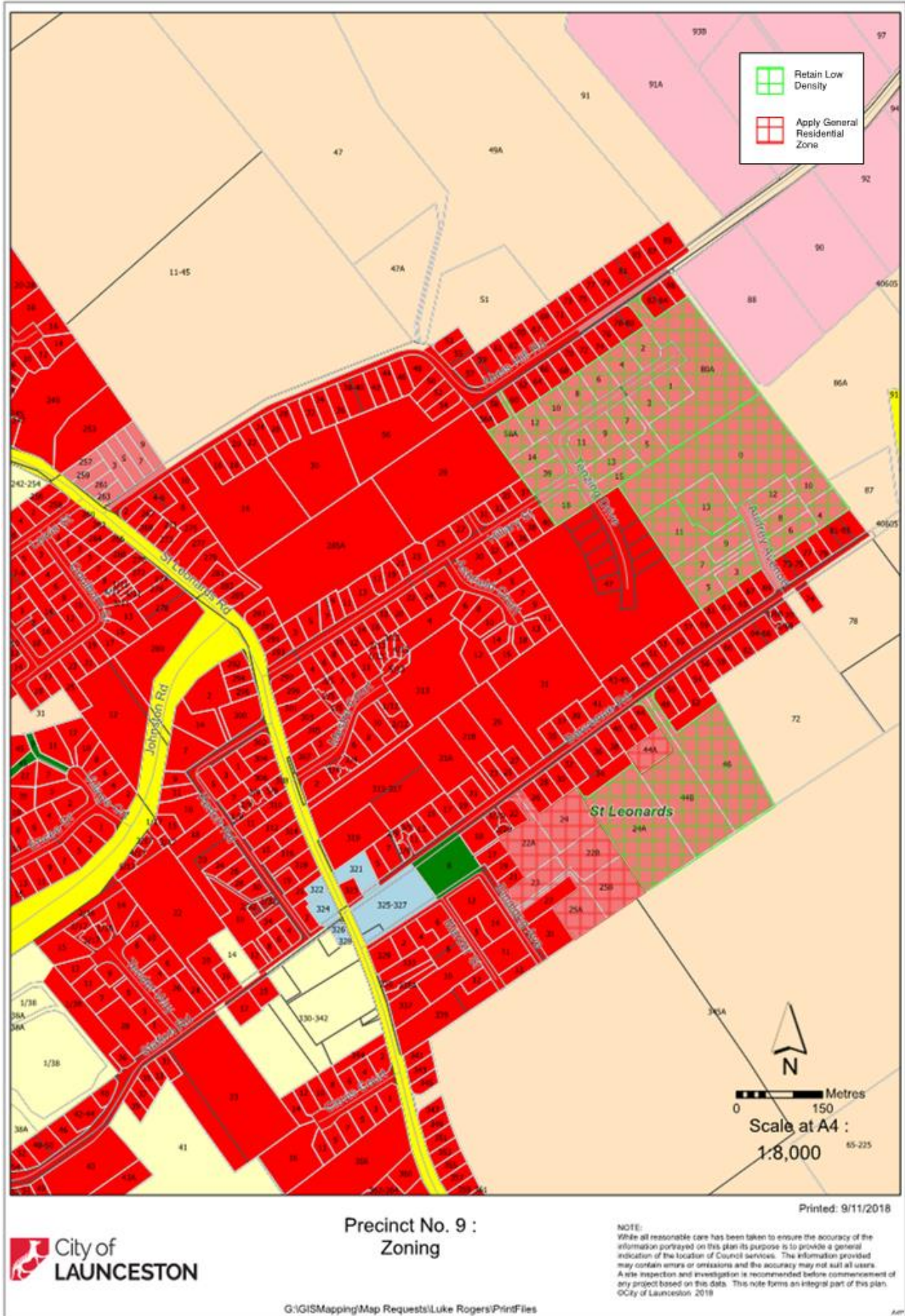
3.9.2 Areas Recommended for Alternative Zoning

The remaining lots of this precinct currently within the LDRZ in the LIPS do not align with the Zone Application Guidelines. The following addresses/areas have been identified as conforming more closely with the Zone Application Guidelines for the GRZ:

Addresses/Areas	GRZ Application Justification
22A, 22B, 24 & 44A Benvenue Road 22A, 22B & 23 Binalong Avenue	This area aligns with GRZ1(a) & (b) & GRZ3 of the Zone Application Guidelines. The area is not targeted for increased residential densities such as would be found in the Inner Residential Zone. The lots in the area are connected to reticulated infrastructure services.

	The area is not subject to constraints that would suggest application of the LDRZ would be more appropriate.
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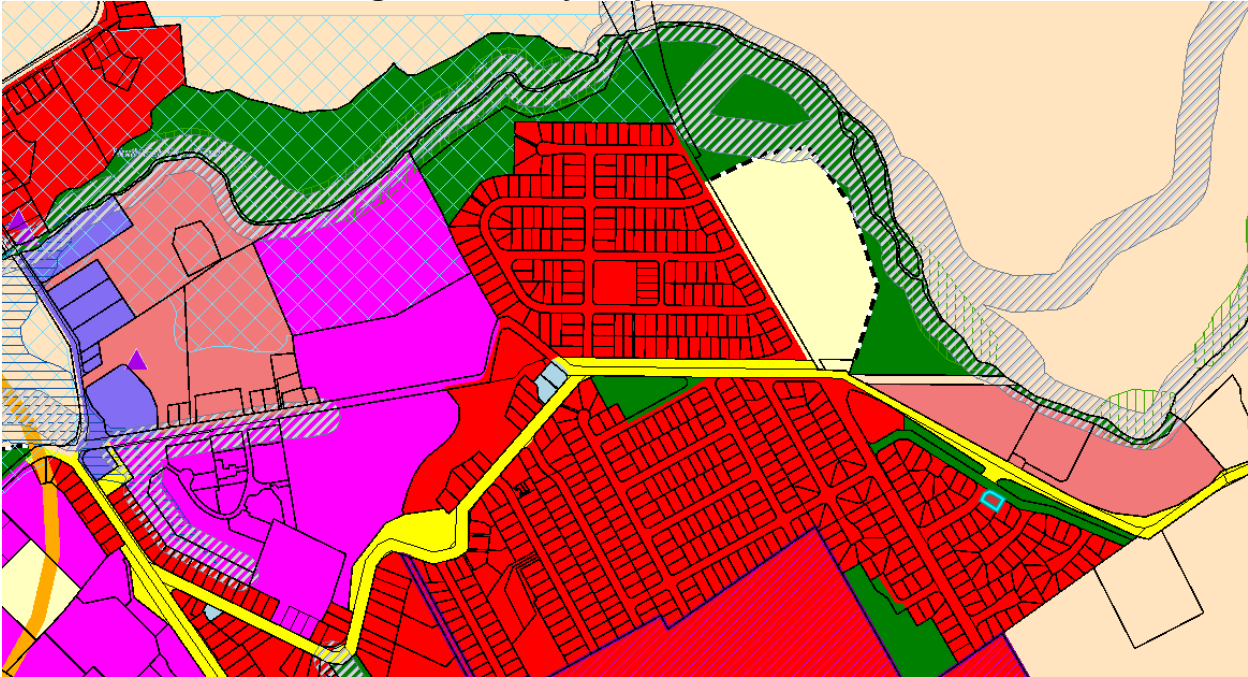
Precinct 9 - LPS Recommended Zoning Map



3.10 Precinct 10: Waverley/Ravenswood Road & Tasman Highway, Waverley

This precinct is towards the eastern extent of the residential suburbs of Launceston. The general Waverley area has a range of units and is set for future residential development to the south along St Leonards Road. There are two separate areas within the precinct with distinct characteristics. The first is the lots between Ravenswood Road and Waverly Road, in an area surrounded by land in the Light Industrial Zone to the east and south and the Commercial Zone to the west. To the north of this area is a watercourse and public open space. The other area is three larger lots on the suburban fringe at the eastern edge of Waverly and provides an interface between the suburb and the surrounding Rural Resource Zone. Between these two areas is a significant amount of residential dwellings in the GRZ.

Precinct 10 - LIPS Zoning and Overlay Map



3.10.1 Areas Retaining Low Density Residential Zoning

There are areas of the zone that align with the Zone Application Guidelines for the LDZR, which are as follows:

Addresses/Areas	LDRZ Application Justification
165 A & B Ravenswood Road 21 & 39 Waverly Road	This area aligns with LDRZ1(a)(ii) of the Zone Application Guidelines. The lots in this area have significant portions of land with a slope of over 25%. There are further constraints due to the application of the Water Quality Code buffer to the north and the surrounding uses. These lots are

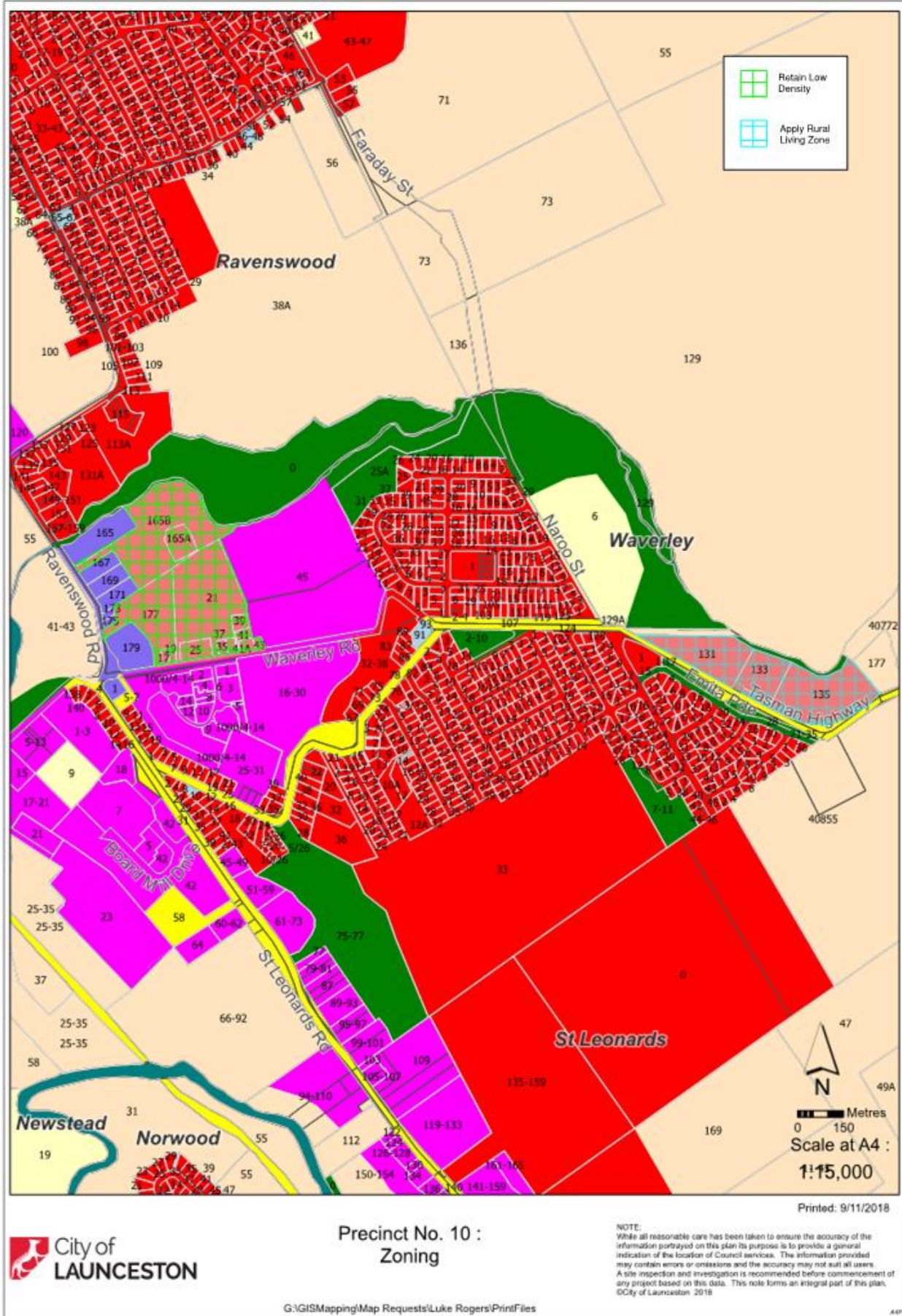
	therefore considered to be constrained.
17 - 43 Waverly Road (northern side)(excluding 21 & 39 Waverly Road)	<p>This area aligns with LDRZ1(a)(ii) & (c) of the Zone Application Guidelines.</p> <p>This area is subject to Water Quality Code Overlays, which cover the southern portion of the lots, including the accesses. While this is a low level constraint, the LDRZ should also be applied in order to avoid spot zoning and due to the surrounding uses. The lots are varied in size but should not be subject to further subdivision as additional residences would increase the potential for conflict between these uses and the uses in the Light Industrial Zone.</p>

3.10.2 Areas Recommended for Alternative Zoning

The remaining lots of this precinct currently within the LDRZ in the LIPS do not align with the Zone Application Guidelines. The following area conforms more closely with the Zone Application Guidelines for the RLZ:

Addresses/Areas	RLZ Application Justification
131, 133 & 135 Tasman Highway	<p>This area aligns with RLZ1(a) & RLZ4 of the Zone Application Guidelines.</p> <p>The lots are larger lots within a residential area that have existing low level rural activities. Small-scale hobby farming has been established at least one of the three properties. The lots are not appropriate for Rural Resource Zoning due to their size and proximity to the GRZ. The recommended zoning would protect nearby residential amenity.</p> <p>These lots are 1.8ha, 1ha and 2.8ha respectively. These lots should be within Rural Living Zone A as the existing lots sizes are most closely aligned with this density. This is in keeping with RLZ3(a) of the Zone Application Guidelines.</p>

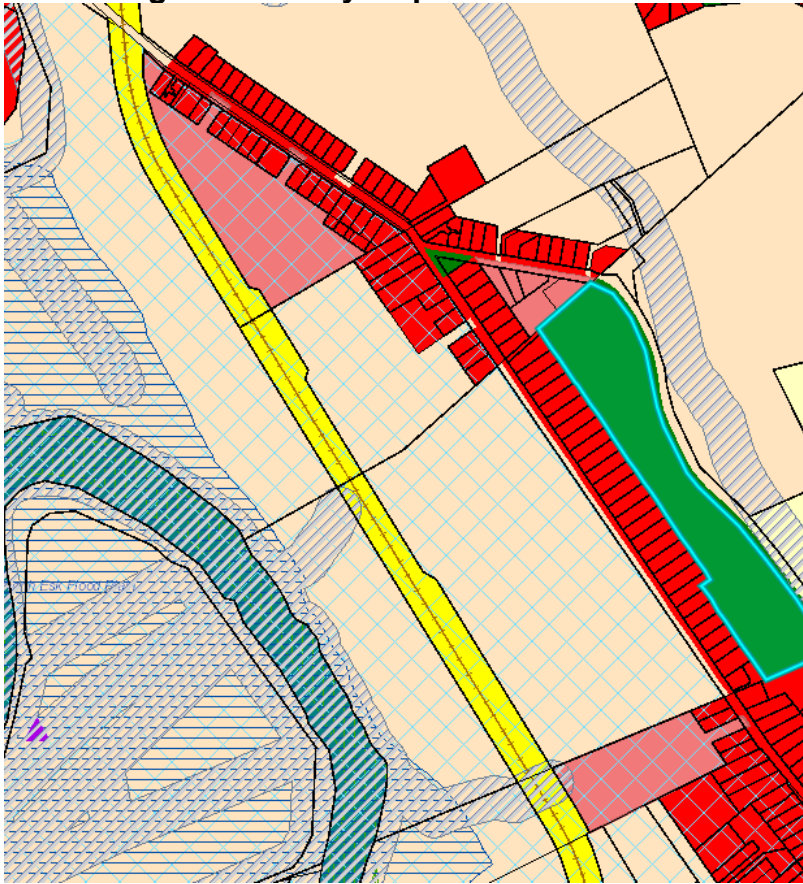
Precinct 10 - LPS Recommended Zoning Map



3.11 Precinct 11: Vermont Road/Wildor Crescent, Ravenswood

This precinct is in an area to the west of the North Esk River, between western Mowbray and Ravenswood. This area is a residential strip along Wildor Crescent and Vermont Road, much of which is within the North Esk Flood Plain Scenic Management Area. The majority of the GRZ lots in the area are developed, with only some of the larger lots remaining vacant. The precinct has two areas, one of smaller, developed lots off Vermont Road and one of two large, vacant lots that border the rail corridor. The area surrounding this precinct is mostly in the Rural Resource Zone. There is also a strip of GRZ lots and Open Space Zone land running through the precinct.

Precinct 11 - LIPS Zoning and Overlay Map



3.11.1 Areas Retaining Low Density Residential Zoning

There is one area of the zone that aligns with the Zone Application Guidelines for the LDZR, which is as follows:

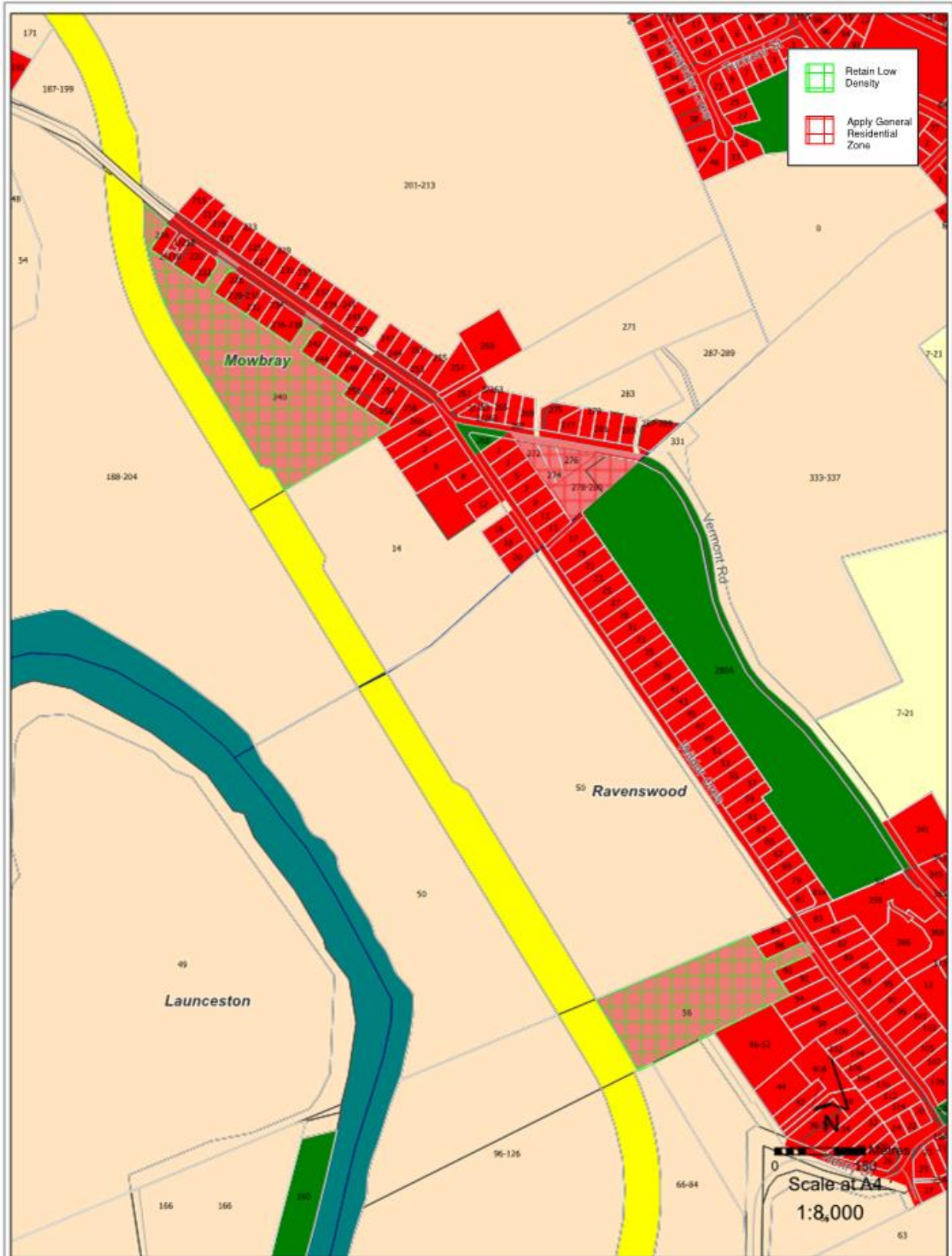
Addresses/Areas	LDRZ Application Justification
240 Vermont Road 56 Wildor Crescent	This area aligns with LDRZ1(a)(i) of the Zone Application Guidelines. Advice received suggests that there are stormwater capacity issues that cannot support higher densities in this area.

3.11.2 Areas Recommended for Alternative Zoning

The remaining lots of this precinct currently within the LDRZ in the LIPS do not align with the Zone Application Guidelines. The following area conforms more closely with the Zone Application Guidelines for the GRZ:

Addresses/Areas	GRZ Application Justification
272, 274 & 276 Vermont Road	<p>This area aligns with GRZ1(a) & (b) & GRZ3 of the Zone Application Guidelines. The area is not targeted for increased residential densities such as would be found in the Inner Residential Zone. The lots in the area are connected to reticulated infrastructure services. The area is not subject to constraints that would suggest application of the LDRZ would be more appropriate. They are surrounded by lots in the GRZ with the exception of the Open Space Zone to the south.</p>
278-280 Vermont Road	<p>This lot aligns with GRZ1(a) & (b) & GRZ3 of the Zone Application Guidelines. The lot is not targeted for increased residential densities such as would be found in the Inner Residential Zone. The lot is connected to reticulated infrastructure services. While the lot is subject to a slope that would allow the application of the LDRZ it is not recommended that a single lot of this size be given a separate zoning to the lots around it. As such, the GRZ should be applied.</p>

Precinct 11 - LPS Recommended Zoning Map



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Precinct No. 11 : Zoning

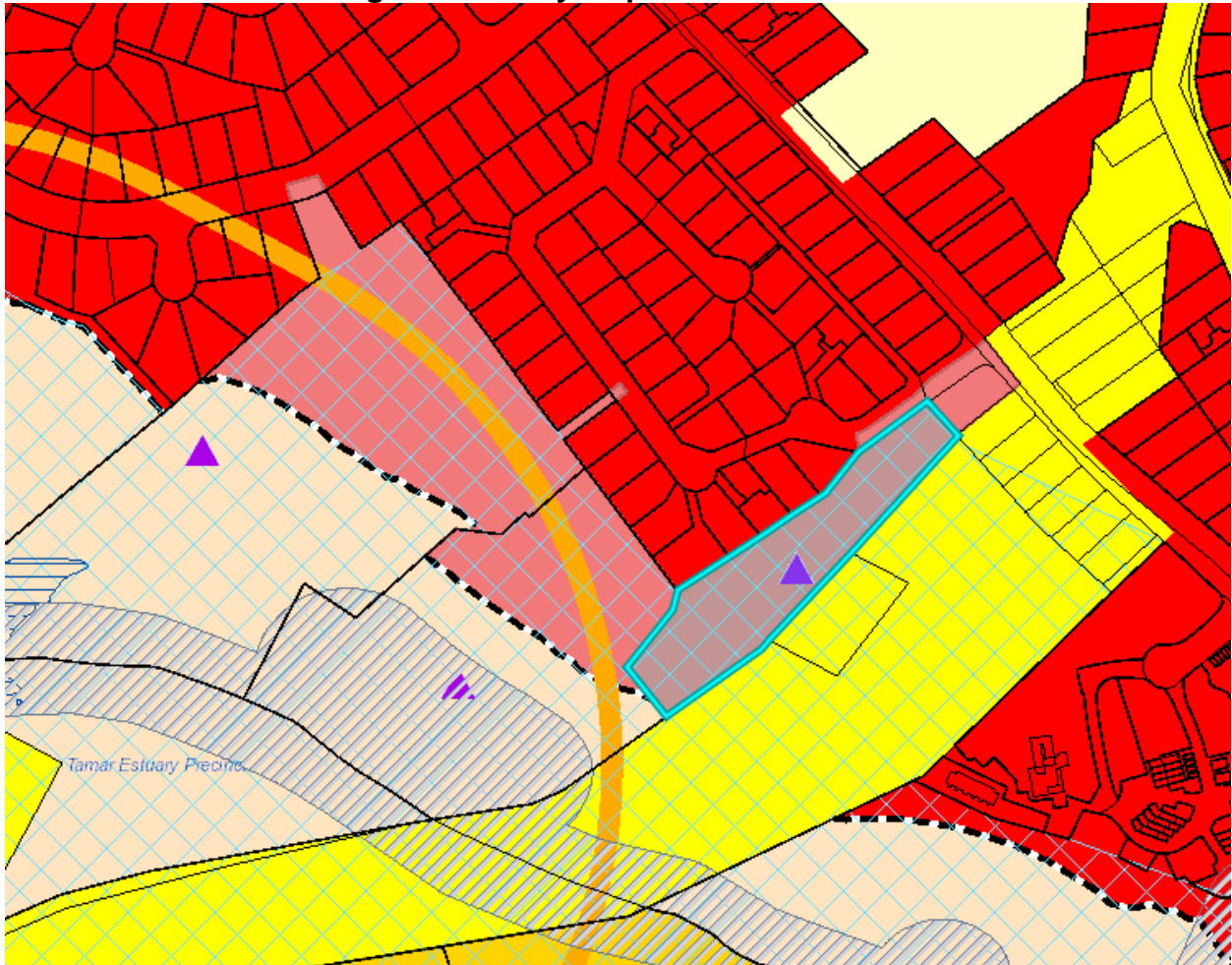
NOTE: While all reasonable care has been taken to ensure the accuracy of the information portrayed on this plan its purpose is to provide a general indication of the location of Council services. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation is recommended before commencement of any project based on this data. This note forms an integral part of this plan. ©City of Launceston 2018

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3.12 Precinct 12: Maiden Place and Mount Stuart Drive, Newnham

This precinct is a single area located on the hill face between the suburb of Newnham and Newnham Creek. The LDRZ area is across three lots, two of which are split zoned between the LDRZ and Rural Resource Zone. All are heritage listed on the local heritage register, with 19 Mount Stuart Drive also being on the state register. The precinct is also bordered by the University Way connector road to the south east. The lots surrounding the area are predominantly in the GRZ with residences bordering to the north east and north west. To the west is more land within the Rural Resource Zone.

Precinct 12 - LIPS Zoning and Overlay Map



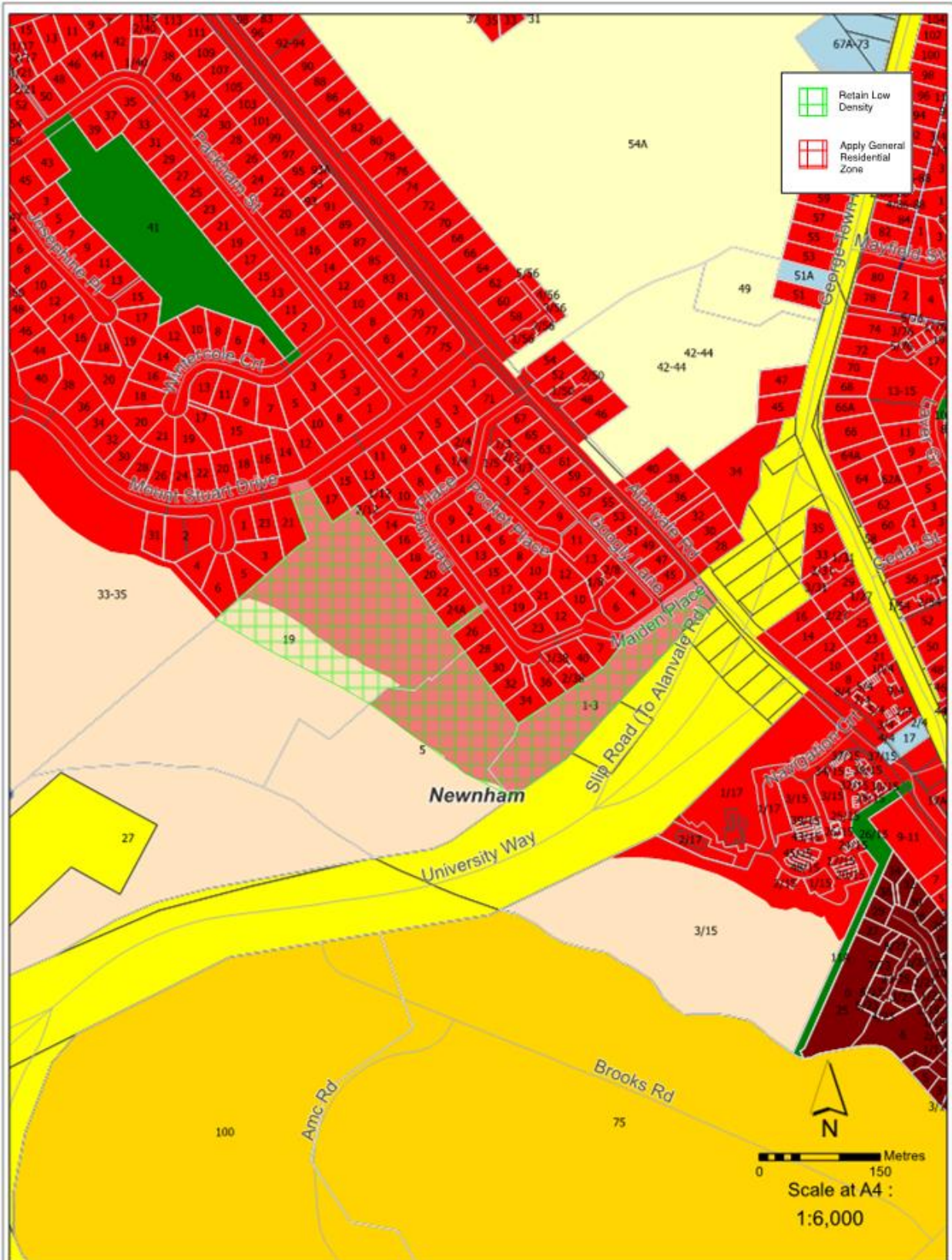
3.12.1 Areas Retaining Low Density Residential Zoning

There are areas of the zone that align with the Zone Application Guidelines for the LDRZ, which are as follows:

Addresses/Areas	LDRZ Application Justification
19 Mount Stuart Drive 5 Maiden Place	This area aligns with LDRZ1(a)(ii) of the Zone Application Guidelines. These lots are constrained due to the proximity of a TasWater water treatment facility and the

	<p>environmental attenuation buffer that covers much of the sites. The lower half of the lots, while not located in the LDRZ, have significant portions of land with a slope of over 25% and are covered by a Water Quality Code buffer. These lots are therefore considered to be constrained. These lots are currently split zoned, and should remain that way due to the strategic protection of the lower portions of the sites and the unsuitability of these areas for residential development. Despite retaining this status, a modified zone boundary has been recommended that follows a ridgeline and increases continuity between the lots.</p>
1-3 Maiden Place	<p>This area aligns with LDRZ1(a)(i) & (ii) of the Zone Application Guidelines. The lot would not support additional reticulated sewer connections due to the location of the connection, the slope of the land and location of Newnham Creek. In addition, this lot does have some constraints due to the proximity of the University Way, which is a major connector to the East Tamar Highway and is subject to high volume and speed traffic.</p>

Precinct 12 - LPS Recommended Zoning Map



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Precinct No. 12 : Zoning

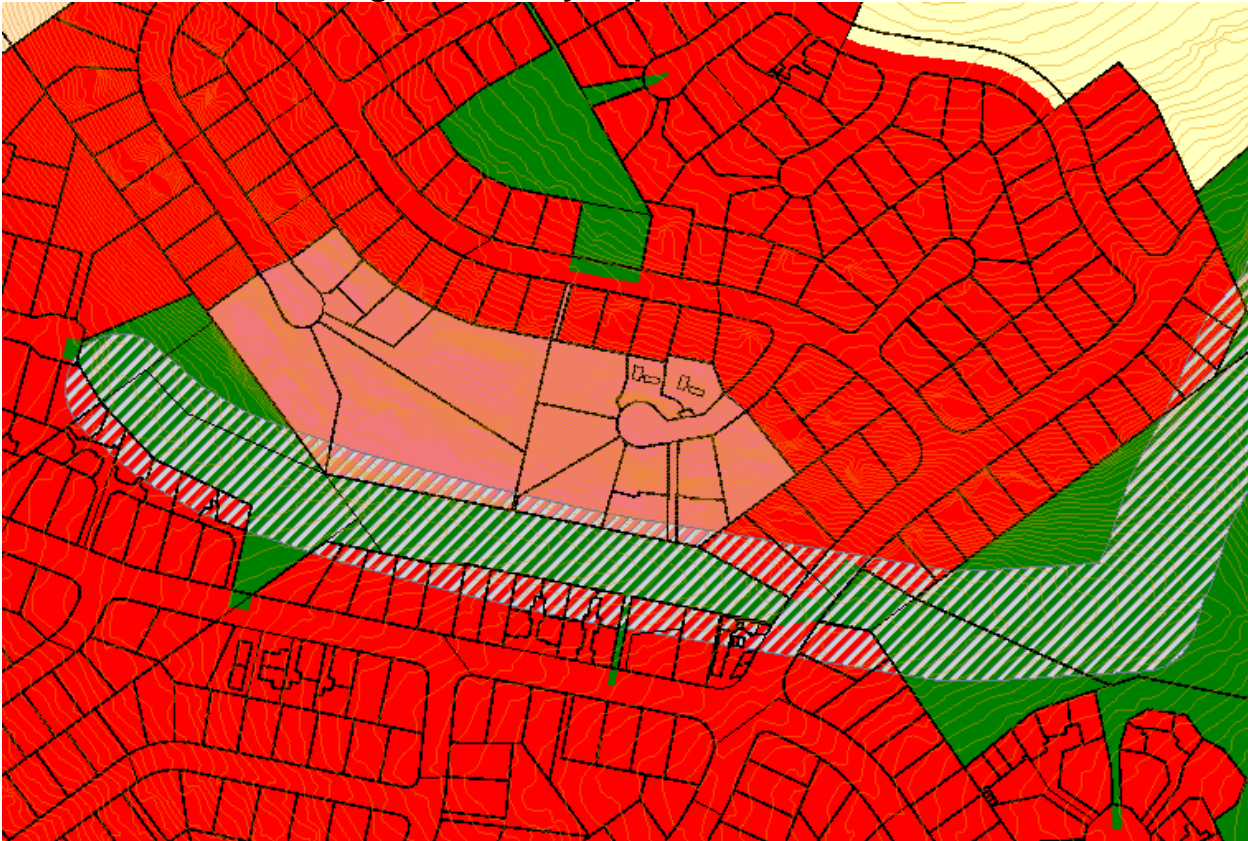
NOTE:
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3.13 Precinct 13: Roberts Crescent & Monet Place, Newnham

This precinct is a small area located along a ridgeline at the northern section of the Newnham residential area. The lots are all developed with existing residential dwellings, with a mixture of both single and multiple dwellings. The surrounding area is predominantly made up of single dwellings in the GRZ. There is also an area of public open space to the south of the precinct with a watercourse running through it.

Precinct 13 - LIPS Zoning and Overlay Map

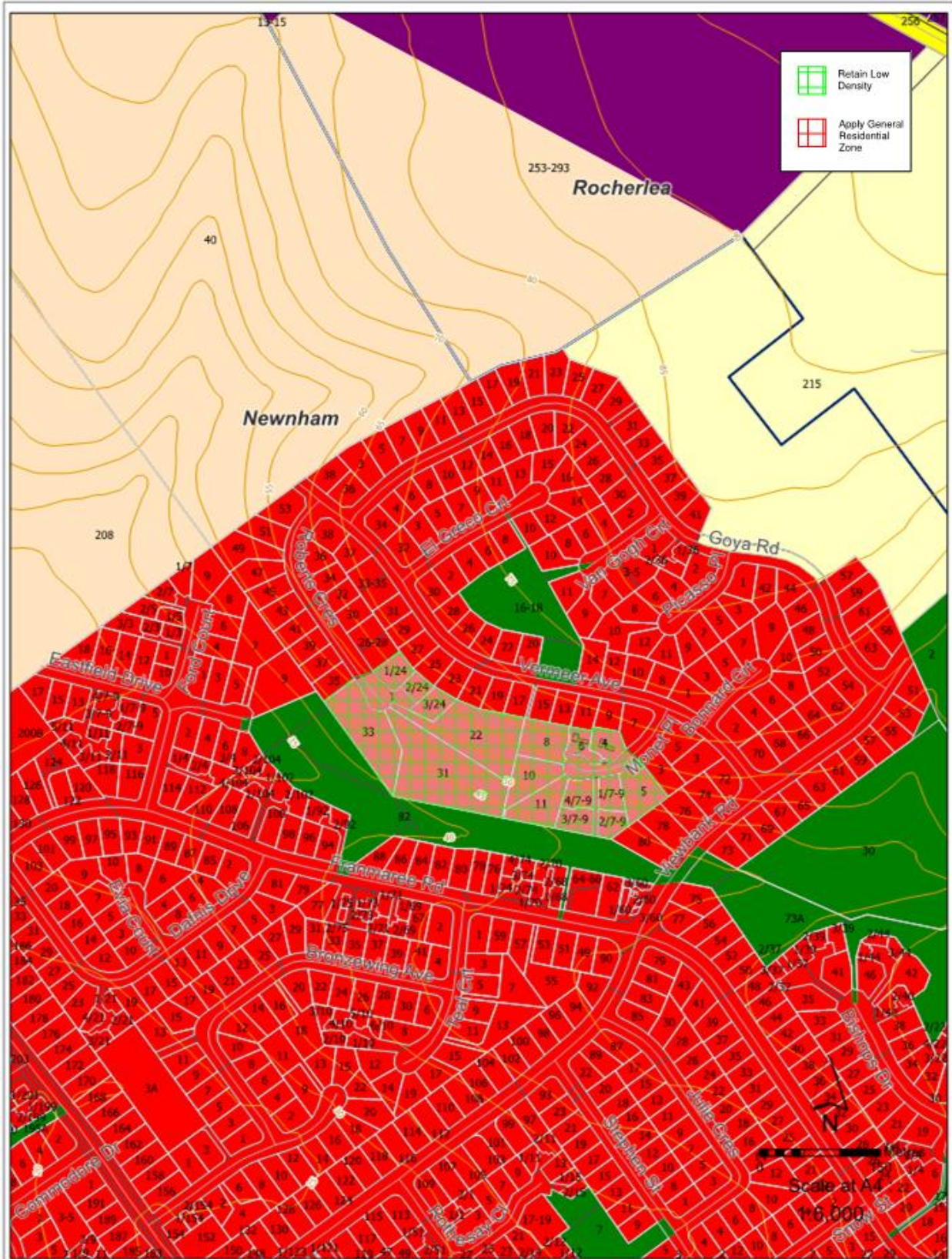


3.13.1 Areas Retaining Low Density Residential Zoning

There are areas of the zone that align with the Zone Application Guidelines for the LDZR, which are as follows:

Addresses/Areas	LDRZ Application Justification
Monet Place (all LDRZ lots) Roberts Crescent (all LDRZ lots)	This area aligns with LDRZ1(a)(ii) of the Zone Application Guidelines. These lots are constrained due to significant portions of land having a slope of over 25%. In addition, a Water Quality Code buffer covers the southern part of the area.

Precinct 13 - LPS Recommended Zoning Map



Printed: 8/11/2018



Precinct No. 13 : Zoning

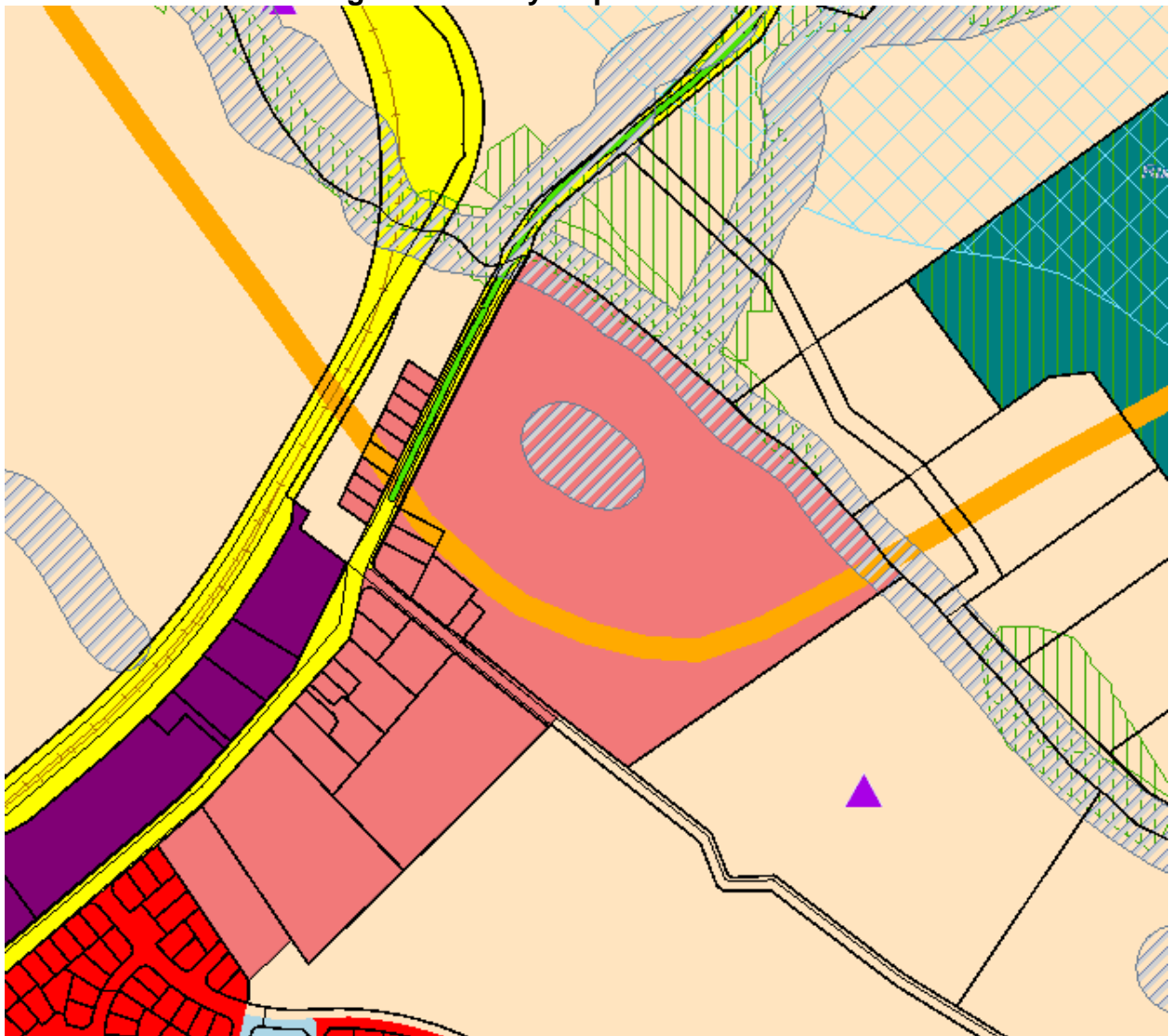
NOTE: While all reasonable care has been taken to ensure the accuracy of the information portrayed on this plan its purpose is to provide a general indication of the location of Council services. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation is recommended before commencement of any project based on this data. This note forms an integral part of this plan. ©City of Launceston 2018

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3.14 Precinct 14: Lilydale Road, Rocherlea

This precinct is in an area of Rocherlea that is at the north eastern extent of the City of Launceston suburban and metropolitan area. The area is an interface between the residential areas to the south west and the surrounding Rural Resource Zones. This precinct is a single area, but can be divided into two lot types. Those being the larger lots to the west of the precinct and the smaller, residential lots along Lilydale Road. The majority of the lots are developed with single residential dwellings, the remaining four lots are vacant, with one of these, 102- 106 Lilydale Road, being land owned by Housing Services and only partially within the LDRZ. There is also a number of lots on the north western side of Lilydale Road that are in the General Industrial Zone. The surrounding Rural Resource Zoned lots do not currently have any intensive agricultural activities or other primary industry activities taking place on them.

Precinct 14 - LIPS Zoning and Overlay Map



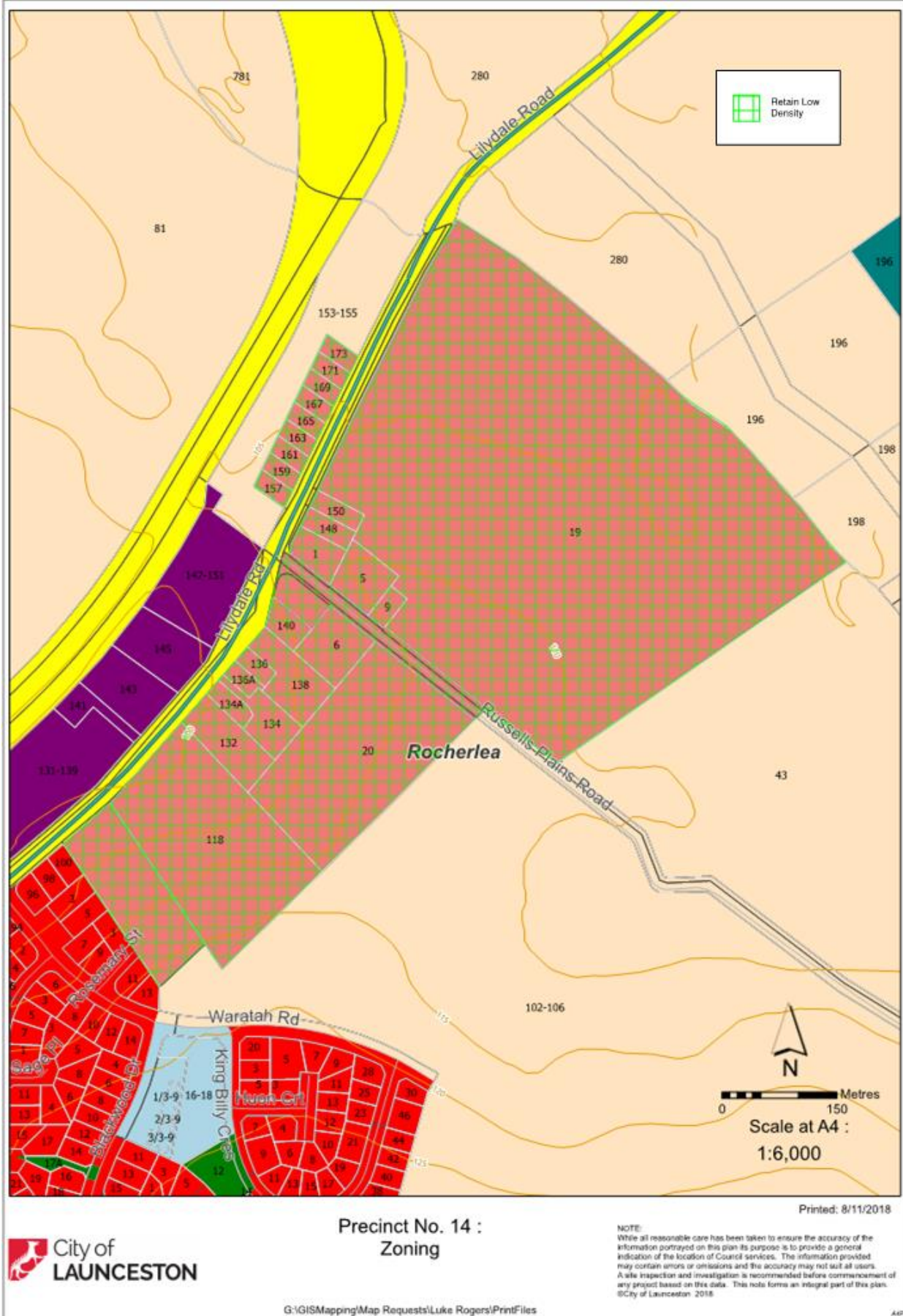
3.14.1 Areas Retaining Low Density Residential Zoning

There are areas of the zone that align with the Zone Application Guidelines for the LDZR, which are as follows:

Addresses/Areas	LDRZ Application Justification
<p>157 - 173 Lilydale Road (north western side) 132 - 150 Lilydale Road (south eastern side) 1 - 9 Russells Plains Road</p>	<p>This area aligns with LDRZ1(a)(ii) & (c) of the Zone Application Guidelines. The lots in this area are constrained due to the presence of an Environmental Attenuation Zone buffer that covers the lots north of 161 Lilydale Road. The remaining lots in the area are not constrained. These lots should also be retained at low density due to the existing pattern of subdivision. There is a strategic imperative to not extend the GRZ further to the north east from its current extent. There are a number of areas within or surrounded by existing residential areas that are targeted for residential expansion. This extension of the GRZ into this area could lead to further sprawl of the city, contrary to strategic intention.</p>
<p>102 - 106 Lilydale Road</p>	<p>This area aligns with LDRZ1(c) of the Zone Application Guidelines. This lot is owned by Housing Services Tasmania and will likely be the site of future subdivision. The lot is split zoned, with only a small portion in close proximity to Lilydale Road being within the LDRZ. This area within the LDRZ is at a size that is compatible with the pattern of subdivision that has been applied across the area. This lot is the site of likely future public housing development, and maintaining the status quo will allow for the strategic planning of the housing expansion to continue uninterrupted.</p>
<p>118 Lilydale Road 19 & 20 Russells Plains Road</p>	<p>This area aligns with LDRZ1(a)(ii) & (c) of the Zone Application Guidelines.</p>

	<p>The lots in this area are constrained due to the presence of an Environmental Attenuation Zone buffer that covers the majority of 19 Russells Plains Road. The remaining lots in the area are not constrained.</p> <p>These lots should also be retained at low density due to the existing pattern of subdivision. There is a strategic imperative to not extend the GRZ further to the north east from its current extent. There are a number of areas within or surrounded by existing residential areas that are targeted for residential expansion. This extension of the GRZ into this area could lead to further sprawl of the city, contrary to strategic intention. These lots have been subject to previous Council consideration, which led to the application of the LDRZ. As such, is intended for these lots to be able to be developed to LDRZ standards, and the application of the RLZ is not appropriate.</p>
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Precinct 14 - LPS Recommended Zoning Map



4 Conclusion

The analysis of the Low Density Residential Zone has been undertaken in accordance with the Guideline No 1, issued by the Tasmanian Planning Commission, considering the existing character, land constraints, development pattern and provision of services within the area. The zoning recommendations that have been made are to ensure the closest possible application of the provided guidelines.

It is recommended to change the zoning of the following properties in the LPS:

ADDRESS	EXISTING ZONE	RECOMMENDED ZONE
1/14 - 20 Effingham Street (eastern side), SOUTH LAUNCESTON	Low Density Residential Zone	General Residential Zone
54 - 60 Talbot Road (western side), SOUTH LAUNCESTON	Low Density Residential Zone	General Residential Zone
72 - 112 (excluding 76a and 84) Talbot Road (western side), SOUTH LAUNCESTON	Low Density Residential Zone	General Residential Zone
1/79 - 85 Talbot Road (eastern side), SOUTH LAUNCESTON	Low Density Residential Zone	General Residential Zone
1A-11 McKellar Road (norther side), NEWSTEAD	Low Density Residential Zone	General Residential Zone
55 - 105 Normanstone Road (southern side), SOUTH LAUNCESTON	Low Density Residential Zone	General Residential Zone
2 - 8 Ainslie Grove (western side), SOUTH LAUNCESTON	Low Density Residential Zone	General Residential Zone
39 - 77 Gascoyne Street (northern side), KINGS MEADOWS	Low Density Residential Zone	General Residential Zone
2-12 Eureka Street (excluding 11 Eureka Street) , KINGS MEADOWS	Low Density Residential Zone	General Residential Zone
30 - 46 Gascoyne Street (southern side) , KINGS MEADOWS	Low Density Residential Zone	General Residential Zone
1 - 6 Chifley Street, KINGS MEADOWS	Low Density Residential Zone	General Residential Zone
19 Munford Street, KINGS MEADOWS	Low Density Residential Zone	General Residential Zone
108 - 134 Westbury Road, SOUTH LAUNCESTON	Low Density Residential Zone	General Residential Zone

106 Westbury Road, SOUTH LAUNCESTON	Low Density Residential Zone	General Residential Zone
146 Granville Street, WEST LAUNCESTON	Low Density Residential Zone	General Residential Zone
96 - 102A & 106 - 120 Peel Street West (northern side), WEST LAUNCESTON	Low Density Residential Zone	General Residential Zone
2/175A and 193A Cambridge Street (rear half of the lots), WEST LAUNCESTON	Low Density Residential Zone	General Residential Zone
93 - 125 Peel Street West (southern side), WEST LAUNCESTON	Low Density Residential Zone	General Residential Zone
40 & 42 Prospect Street, WEST LAUNCESTON	Low Density Residential Zone	General Residential Zone
2/175A & 193A Cambridge Street, WEST LAUNCESTON	Low Density Residential Zone	General Residential Zone
43 Prospect Street, WEST LAUNCESTON	Low Density Residential Zone	General Residential Zone
39 Granville Street, WEST LAUNCESTON	Low Density Residential Zone	General Residential Zone
1 - 21 Juliana Street (north eastern side), WEST LAUNCESTON	Low Density Residential Zone	General Residential Zone
1 & 5 Wyndella Street, WEST LAUNCESTON	Low Density Residential Zone	General Residential Zone
2 - 10 West Park Drive (southern side), WEST LAUNCESTON	Low Density Residential Zone	General Residential Zone
23, 24 & 25 Outram Street, WEST LAUNCESTON	Low Density Residential Zone	General Residential Zone
127 Cambridge Street, WEST LAUNCESTON	Low Density Residential Zone	General Residential Zone
31 - 41 Henrietta Grove (south western side), WEST LAUNCESTON	Low Density Residential Zone	General Residential Zone
74 - 78 Outram Street, WEST LAUNCESTON	Low Density Residential Zone	General Residential Zone
2 & 4 Bushland Grove, KINGS MEADOWS	Low Density Residential Zone	General Residential Zone
7 - 13 Highland Rise (Northern Side) , KINGS MEADOWS	Low Density Residential Zone	General Residential Zone
61 Lakeside Drive, KINGS MEADOWS	Low Density Residential Zone	General Residential Zone
8 & 10 Jinglers Drive, KINGS MEADOWS	Low Density Residential Zone	General Residential Zone
14, 16 & 18 Jinglers Drive, KINGS MEADOWS	Low Density Residential Zone	General Residential Zone

2 - 8 Bevel Court (southern side), KINGS MEADOWS	Low Density Residential Zone	General Residential Zone
19 - 24 Jinglers Drive, KINGS MEADOWS	Low Density Residential Zone	General Residential Zone
16 Harrington Court, YOUNGTOWN	Low Density Residential Zone	General Residential Zone
161 Quarantine Road, YOUNGTOWN	Low Density Residential Zone	General Residential Zone
22A, 22B, 24 & 44A Benvenue Road, ST LEONARDS	Low Density Residential Zone	General Residential Zone
22A, 22B & 23 Binalong Avenue, ST LEONARDS	Low Density Residential Zone	General Residential Zone
131, 133 & 135 Tasman Highway, WAVERLY	Low Density Residential Zone	Rural Living Zone A
272, 274 & 276 Vermont Road, MOWBRAY	Low Density Residential Zone	General Residential Zone
278-280 Vermont Road, MOWBRAY	Low Density Residential Zone	General Residential Zone

During the review process, a number of properties were flagged for further investigation:

- 36 Watchorn Street, SOUTH LAUNCESTON
- 320 Peel Street West, SUMMERHILL
- 30 Merino Street, KINGS MEADOWS